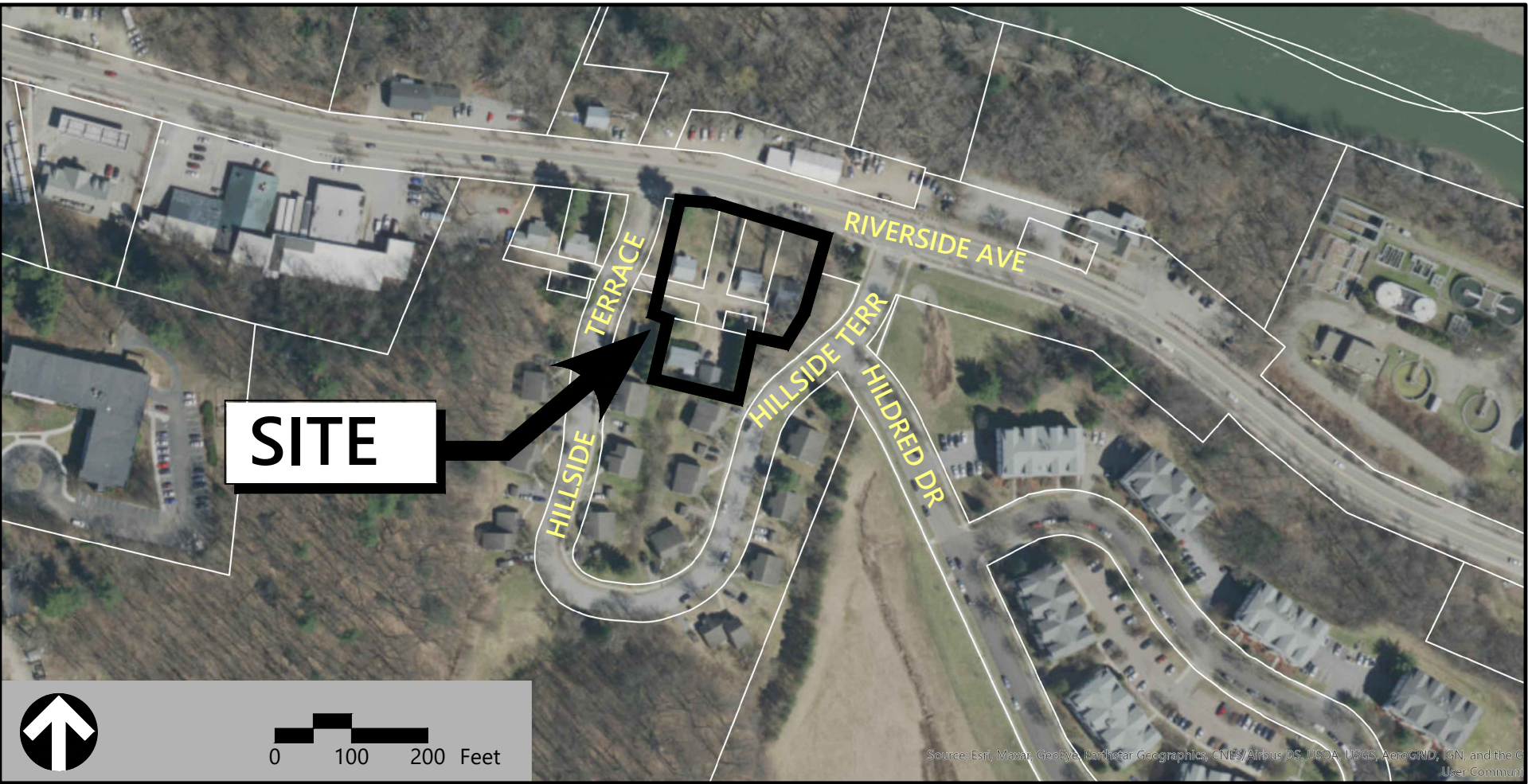


Site Plans

Issued for	Zoning Permit Application
Date Issued	Sept. 8, 2020
Latest Issue	

Blackrock Riverside Avenue Senior Apartments

356 Riverside Avenue
Burlington, Vermont





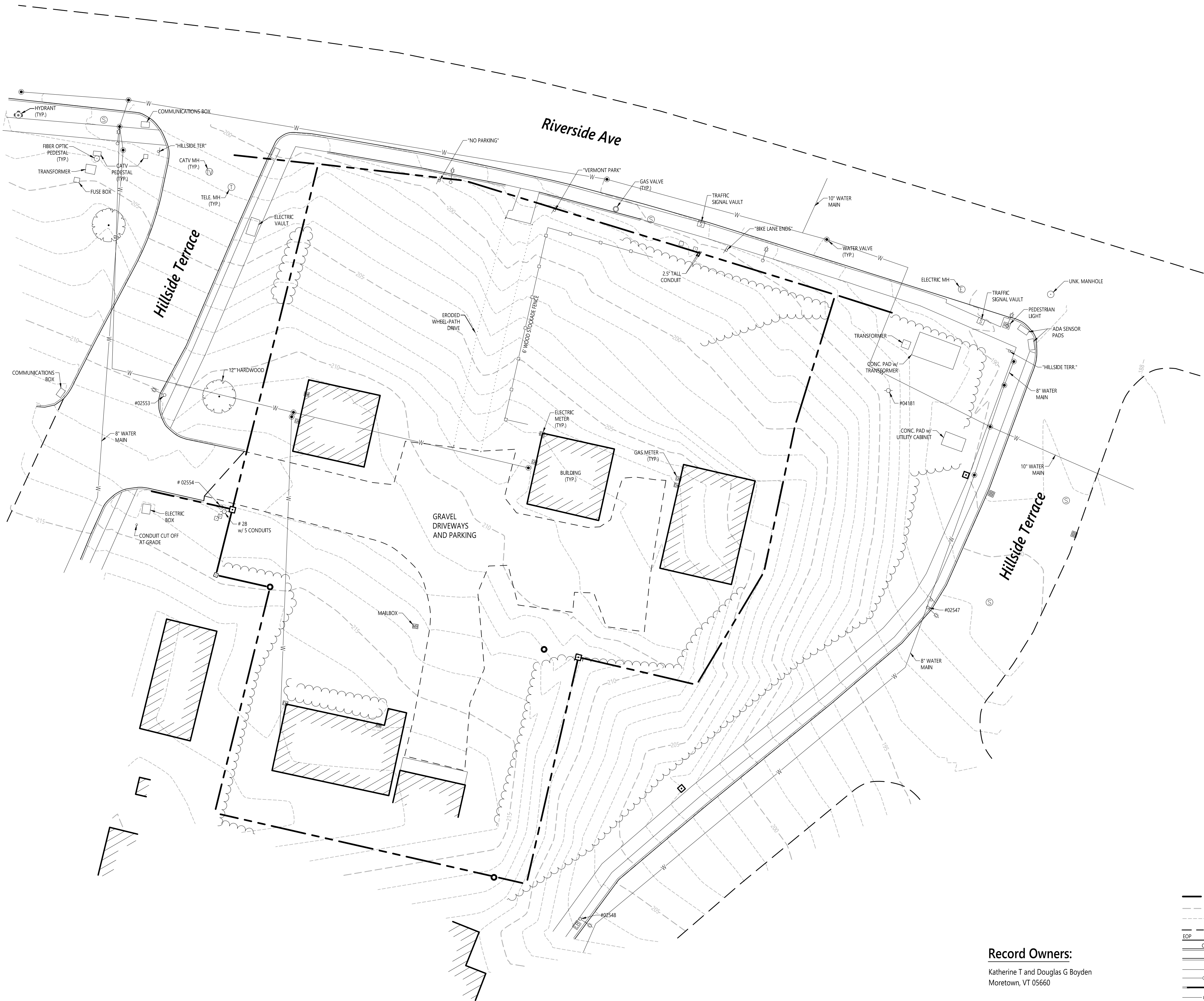
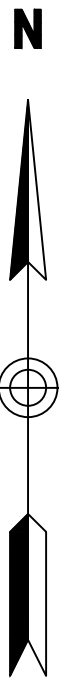
vhb.com

40 IDX Dr
Building 100 Suite 200
South Burlington, VT 05403
802.497.6100

Sheet Index		
No.	Drawing Title	Latest Issue
C-1.10	Existing Conditions Plan	September 8, 2020
C-2.10	Site Plan	September 8, 2020
C-3.10	Grading and Drainage Plan	September 8, 2020
C-4.10	Utility Plan	September 8, 2020
C-4.20	Utility Profiles	September 8, 2020
C-5.10	Erosion Prevention & Sediment Control Plan	September 8, 2020
C-6.10	Site Details	September 8, 2020
C-6.20	Stormwater Details	September 8, 2020
C-6.30	Erosion Prevention and Sediment Control Details	September 8, 2020
C-6.40	Water and Wastewater Details	September 8, 2020
LA-1.00	Overall Planting Plan	September 8, 2020
LA-1.10	Planting Plan	September 8, 2020
LA-1.20	Planting Plan	September 8, 2020
LA-2.00	Lighting Plan	September 8, 2020
SW-1.10	Stormwater Management & Maintenance Plan	September 8, 2020

Reference Index		
No.	Drawing Title	Latest Issue
D-1	City of Burlington Water System Details	March 20, 2017

THESE PLANS AND CORRESPONDING CADD DOCUMENTS ARE INSTRUMENTS OF PROFESSIONAL SERVICE FOR EXCLUSIVE CLIENT USE. THEY SHALL NOT BE USED, IN WHOLE OR IN PART, FOR ANY PURPOSE OTHER THAN FOR WHICH IT WAS CREATED WITHOUT THE EXPRESSED, WRITTEN CONSENT OF VHB. ANY UNAUTHORIZED USE, REUSE, MODIFICATION OR ALTERATION, INCLUDING AUTOMATED CONVERSION OF THIS DOCUMENT SHALL BE AT THE USER'S SOLE RISK WITHOUT LIABILITY OR LEGAL EXPOSURE TO VHB.



NOTE:
THE LOCATIONS, SIZES, AND TYPES OF EXISTING UTILITIES ARE SHOWN AS AN APPROXIMATE REPRESENTATION ONLY. THE OWNER OR ITS REPRESENTATIVE(S) HAVE NOT INDEPENDENTLY VERIFIED THIS INFORMATION AS SHOWN ON THE PLANS. THE UTILITY INFORMATION SHOWN DOES NOT GUARANTEE THE ACTUAL EXISTENCE, SERVICEABILITY, OR OTHER DATA CONCERNING THE UTILITIES, NOR DOES IT GUARANTEE AGAINST THE POSSIBILITY THAT ADDITIONAL UTILITIES MAY BE PRESENT THAT ARE NOT SHOWN ON THE PLANS.

Record Owners:

Katherine T and Douglas G Boyden
Moretown, VT 05660

SPAN: 11403514172 Parcel ID: 040-4-002-000
SPAN: 11403514173 Parcel ID: 040-4-003-000
SPAN: 11403514176 Parcel ID: 040-4-006-000
SPAN: 11403514178 Parcel ID: 040-4-008-000

Blackrock Riverside Avenue Senior Apartments

356 Riverside Ave
Burlington, Vermont

No.	Revision	Date	Apprd.

Designed by	Checked by

Issued for	Date
Zoning Permit	September 8, 2020

Not Approved for Construction

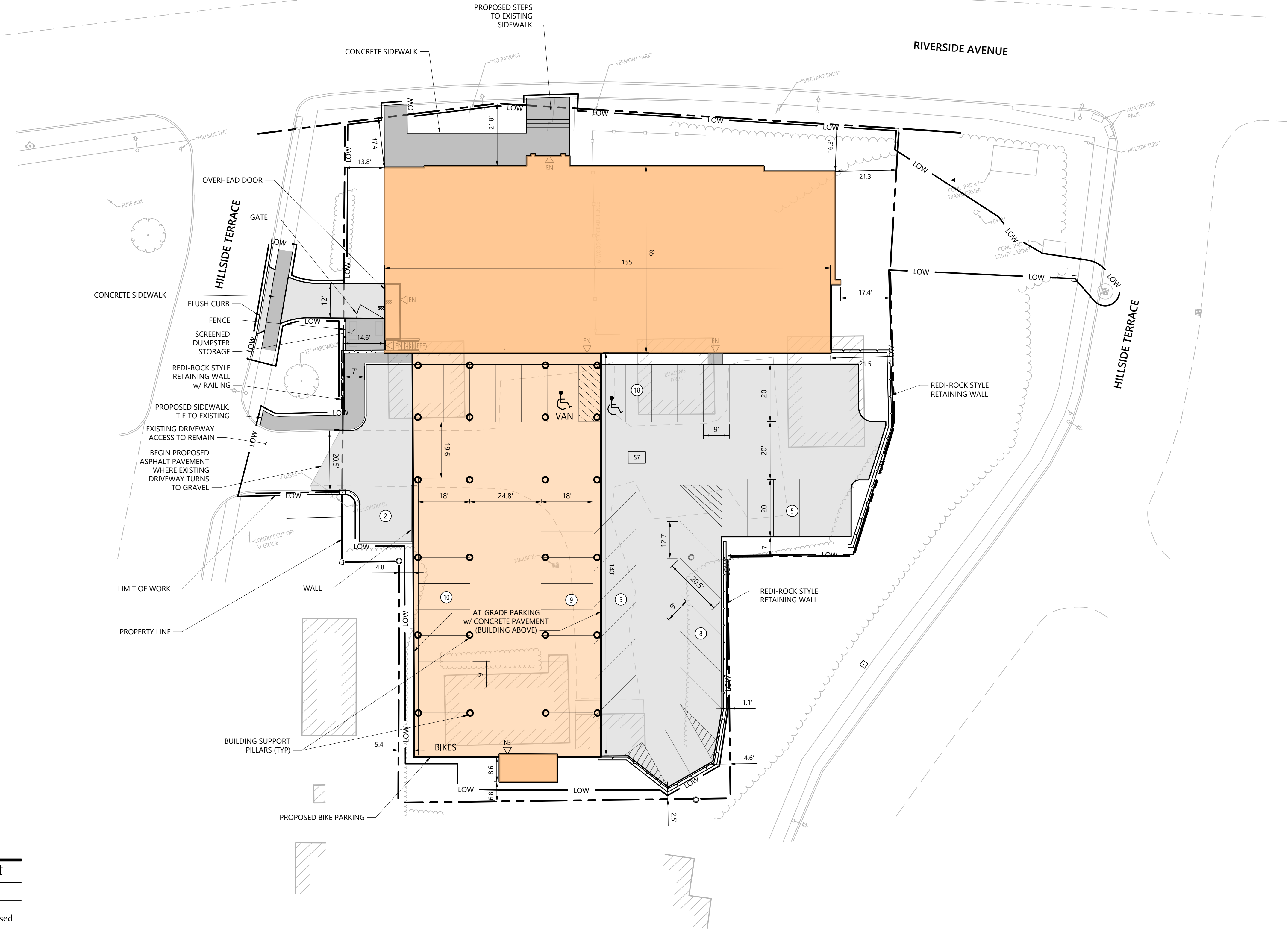
Existing Conditions
Plan

Drawing Number

C-1.10

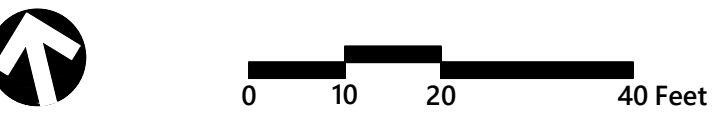
Sheet 2 of 16

Project Number
58036.00



Parking Summary Chart		
Description	Spaces	
	Existing	Proposed
PARKING SPACES	N/A	55
STANDARD ACCESSIBLE SPACES	N/A	1
STANDARD ACCESSIBLE VAN SPACES	N/A	1
TOTAL SPACES	N/A	57

Zoning Summary Chart			
Zoning District(S):	Neighborhood Activity Center - Riverside		
Overlay District(S):	Design Review		
Zoning Regulation Requirements	Existing	Required	Proposed
LOT AREA	38,882 SF	N/A	38,882 SF
LOT COVERAGE	29.6%		79.8%



Blackrock
Riverside Avenue
Senior Apartments

356 Riverside Ave
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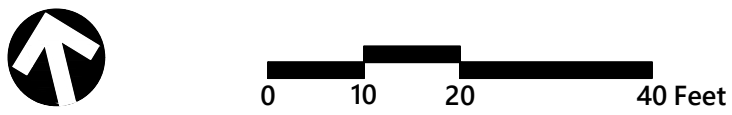
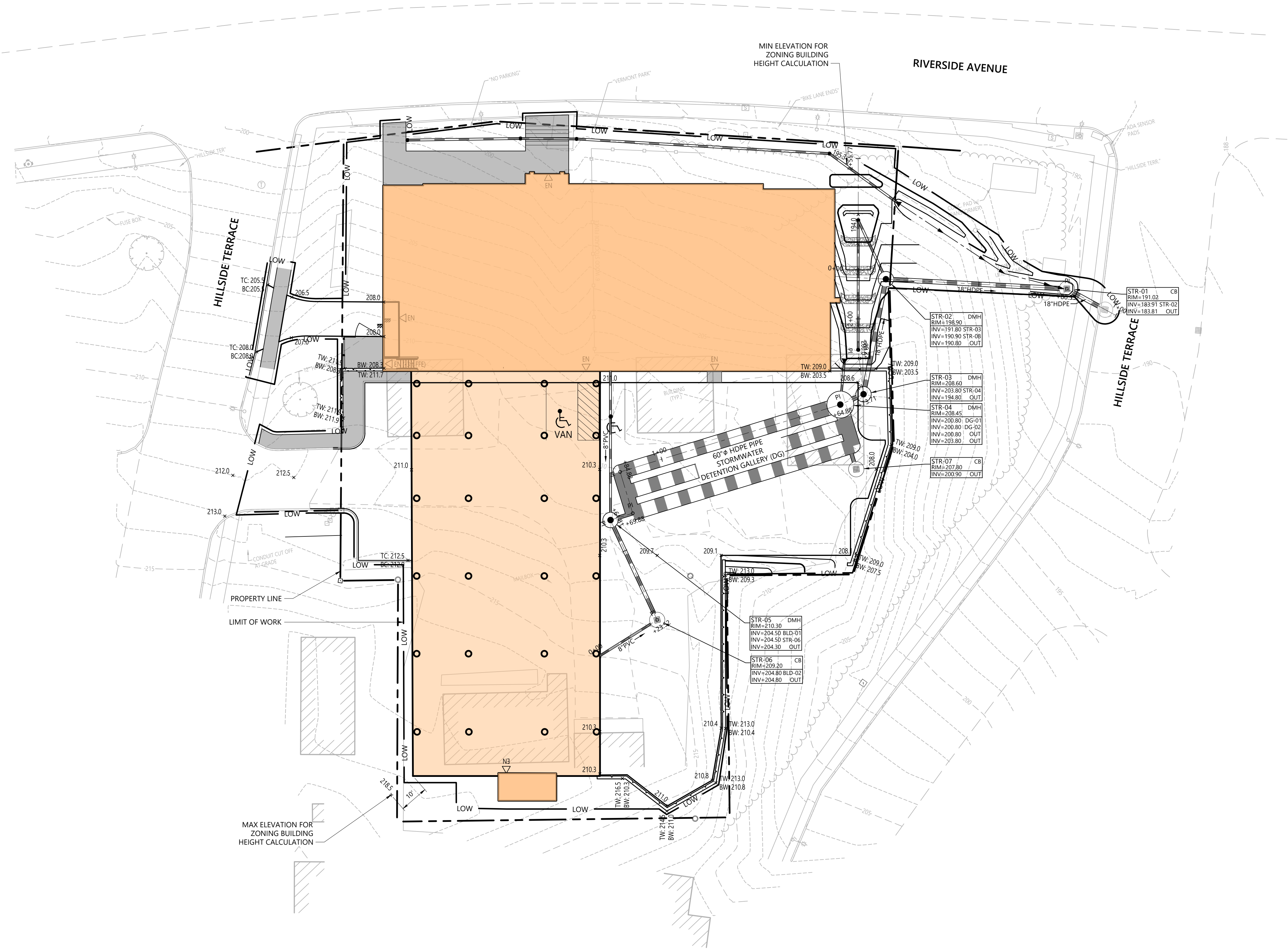
Site Plan

Drawing Number

C-2.10

Sheet 3 of 16

Project Number
58036.00



Blackrock

Riverside Avenue

Senior Apartments

356 Riverside Ave
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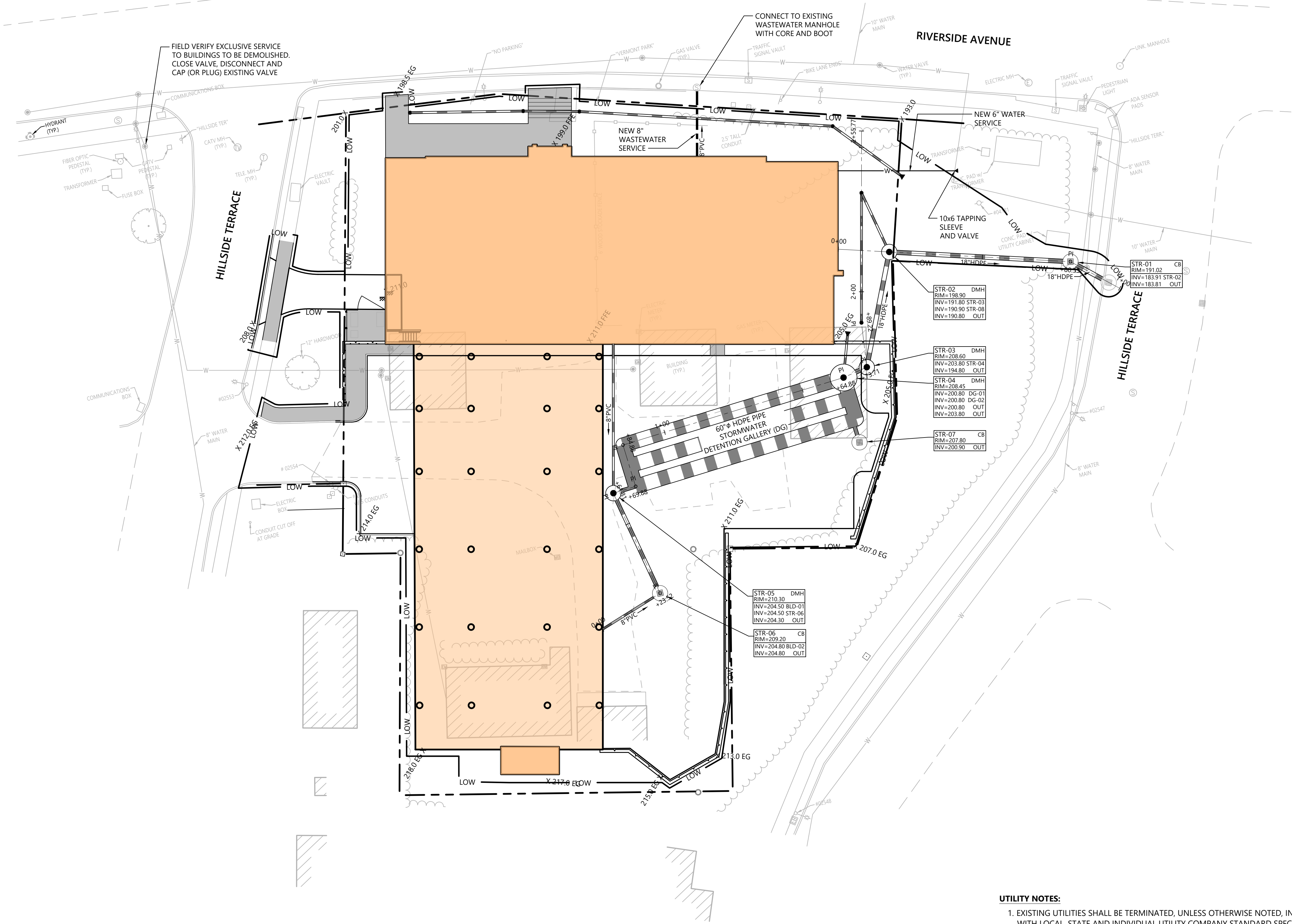
Grading and
Drainage Plan

Drawing Number

C-3.10

Sheet 4 of 16

Project Number
58036.00



- UTILITY NOTES:**
1. EXISTING UTILITIES SHALL BE TERMINATED, UNLESS OTHERWISE NOTED, IN CONFORMANCE WITH LOCAL, STATE AND INDIVIDUAL UTILITY COMPANY STANDARD SPECIFICATIONS AND DETAILS. THE CONTRACTOR SHALL COORDINATE UTILITY SERVICE DISCONNECTS WITH THE UTILITY REPRESENTATIVES.
 2. ALL WATER AND WASTEWATER WORK SHALL CONFORM WITH THE PROJECT SPECIFIC WATER AND WASTEWATER PERMIT ISSUED BY THE VERMONT DEPARTMENT OF CONSERVATION (VTDEC), VTDEC WASTEWATER SYSTEM AND POTABLE WATER SUPPLY RULES (EPR CHAPT. 1, "WATER/WASTEWATER RULES"), VTDEC WATER SUPPLY RULE (EPR CHAPT 21), AND FOR WORK WITHIN 10 FEET OF THE BUILDING (OR AS APPLICABLE) THE VERMONT PLUMBING CODE, LATEST EDITIONS.



**Blackrock
Riverside Avenue
Senior Apartments**

356 Riverside Ave
Burlington, Vermont

No.	Revision	Date	Appr'd.

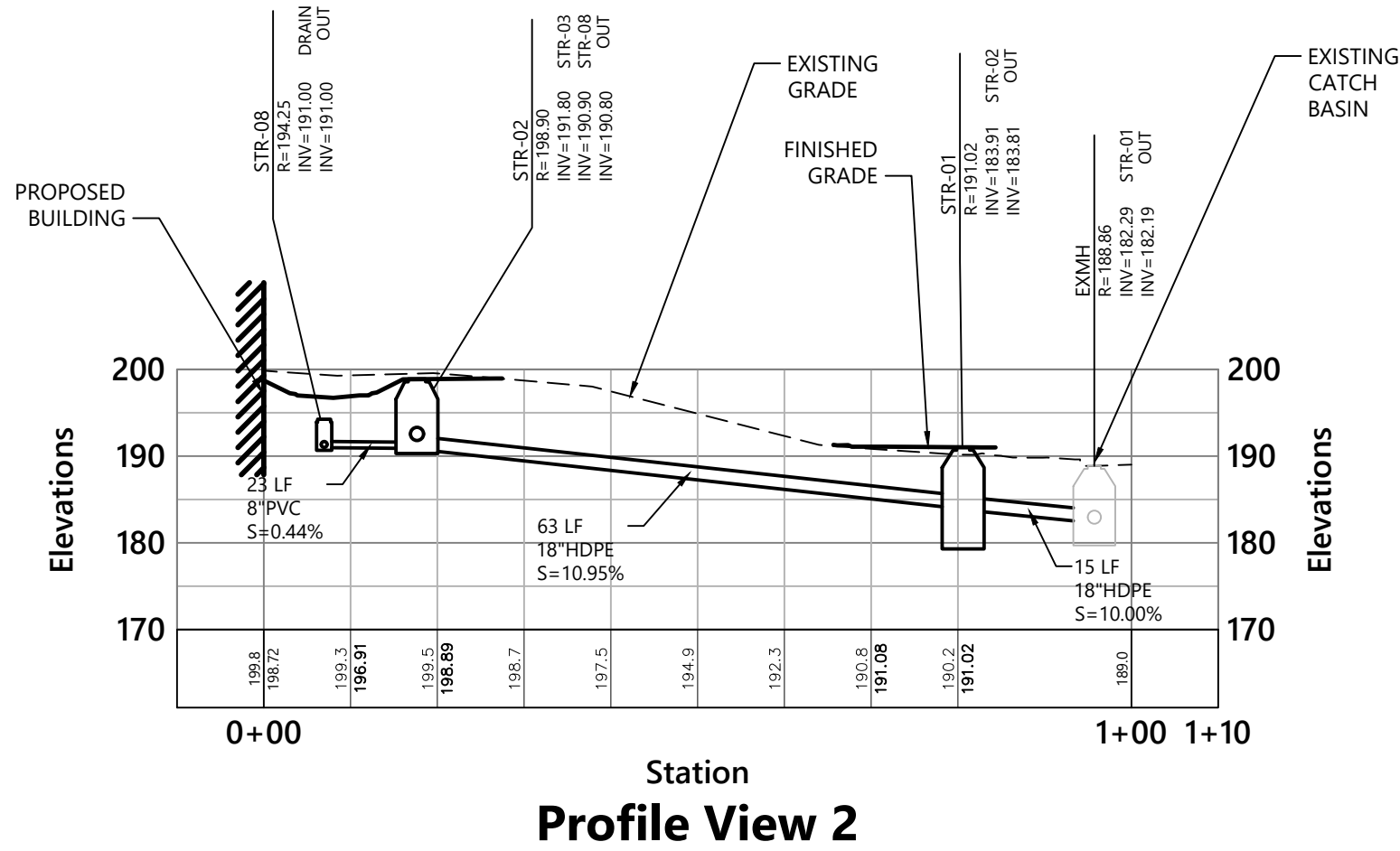
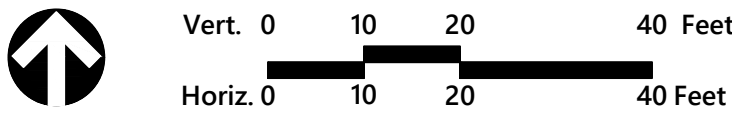
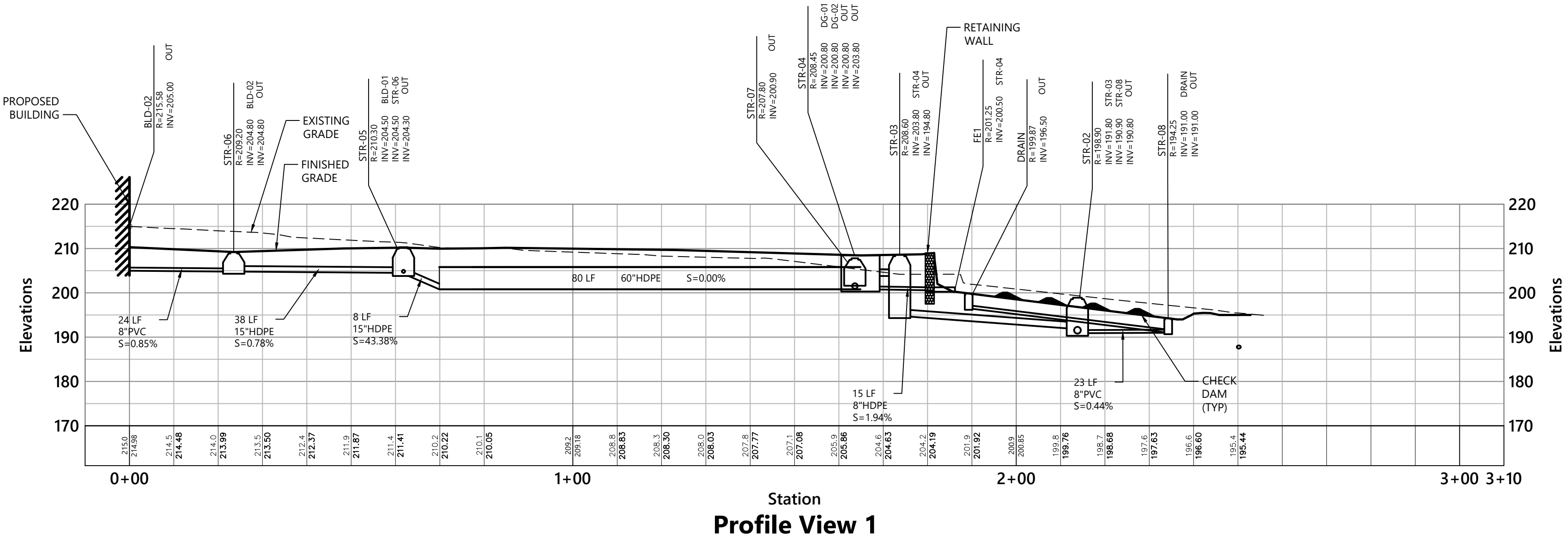
Designed by	Checked by
Issued for	Date
Zoning Permit	September 8, 2020

Not Approved for Construction

Drawing Title

Utility Plan

Drawing Number



UTILITY NOTES:

1. EXISTING UTILITIES SHALL BE TERMINATED, UNLESS OTHERWISE NOTED, IN CONFORMANCE WITH LOCAL, STATE AND INDIVIDUAL UTILITY COMPANY STANDARD SPECIFICATIONS AND DETAILS. THE CONTRACTOR SHALL COORDINATE UTILITY SERVICE DISCONNECTS WITH THE UTILITY REPRESENTATIVES.
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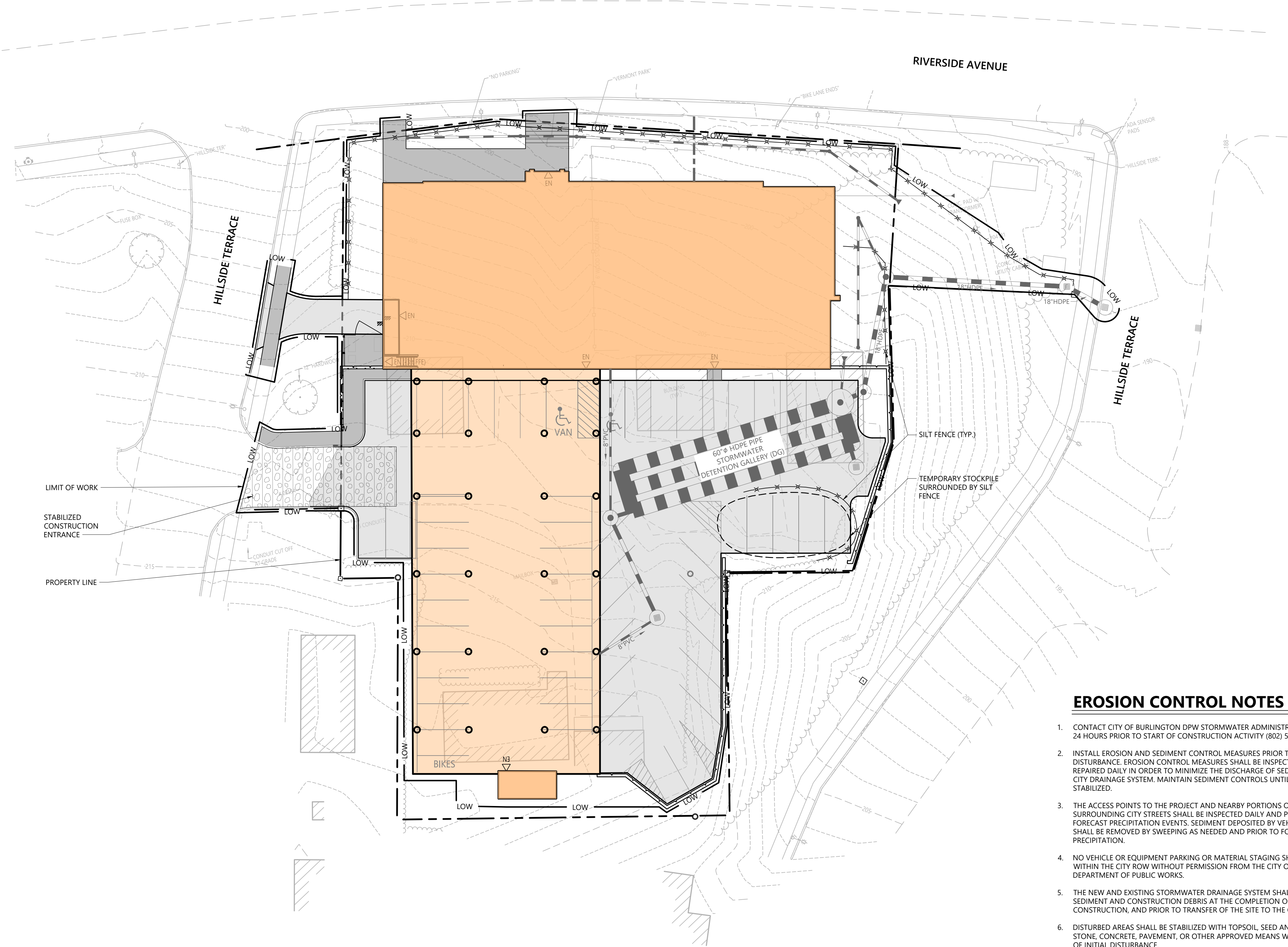
Utility Profiles

Drawing Number

C4.20

Sheet 6 of 16

Project Number
58036.00



EROSION CONTROL NOTES

- CONTACT CITY OF BURLINGTON DPW STORMWATER ADMINISTRATOR AT LEAST 24 HOURS PRIOR TO START OF CONSTRUCTION ACTIVITY (802) 540-1748.
- INSTALL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO EARTH DISTURBANCE. EROSION CONTROL MEASURES SHALL BE INSPECTED AND REPAIRED DAILY IN ORDER TO MINIMIZE THE DISCHARGE OF SEDIMENT TO THE CITY DRAINAGE SYSTEM. MAINTAIN SEDIMENT CONTROLS UNTIL SITE IS FULLY STABILIZED.
- THE ACCESS POINTS TO THE PROJECT AND NEARBY PORTIONS OF SURROUNDING CITY STREETS SHALL BE INSPECTED DAILY AND PRIOR TO FORECAST PRECIPITATION EVENTS. SEDIMENT DEPOSITED BY VEHICLE TRACKING SHALL BE REMOVED BY SWEEPING AS NEEDED AND PRIOR TO FORECAST PRECIPITATION.
- NO VEHICLE OR EQUIPMENT PARKING OR MATERIAL STAGING SHALL OCCUR WITHIN THE CITY ROW WITHOUT PERMISSION FROM THE CITY OF BURLINGTON DEPARTMENT OF PUBLIC WORKS.
- THE NEW AND EXISTING STORMWATER DRAINAGE SYSTEM SHALL BE FREE FROM SEDIMENT AND CONSTRUCTION DEBRIS AT THE COMPLETION OF CONSTRUCTION, AND PRIOR TO TRANSFER OF THE SITE TO THE OWNER.
- DISTURBED AREAS SHALL BE STABILIZED WITH TOPSOIL, SEED AND MULCH, STONE, CONCRETE, PAVEMENT, OR OTHER APPROVED MEANS WITHIN 14 DAYS OF INITIAL DISTURBANCE.
- SILT FENCE OR OTHER APPROVED SILT BARRIER SHALL BE INSTALLED AT THE DOWNSLOPE PERIMETER OF ALL SOILS STOCKPILES.
- THE CONTRACTOR SHALL TAKE ALL REASONABLE MEANS NECESSARY TO KEEP THE NEW STORMWATER SYSTEM FREE OF SEDIMENT AND DEBRIS DURING THE CONSTRUCTION PERIOD. DO NOT ALLOW RUNOFF FROM DISTURBED AREAS TO DRAIN THESE FEATURES UNTIL THEY HAVE RECEIVED FINAL STABILIZATION.

Blackrock
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Senior Apartments

356 Riverside Ave
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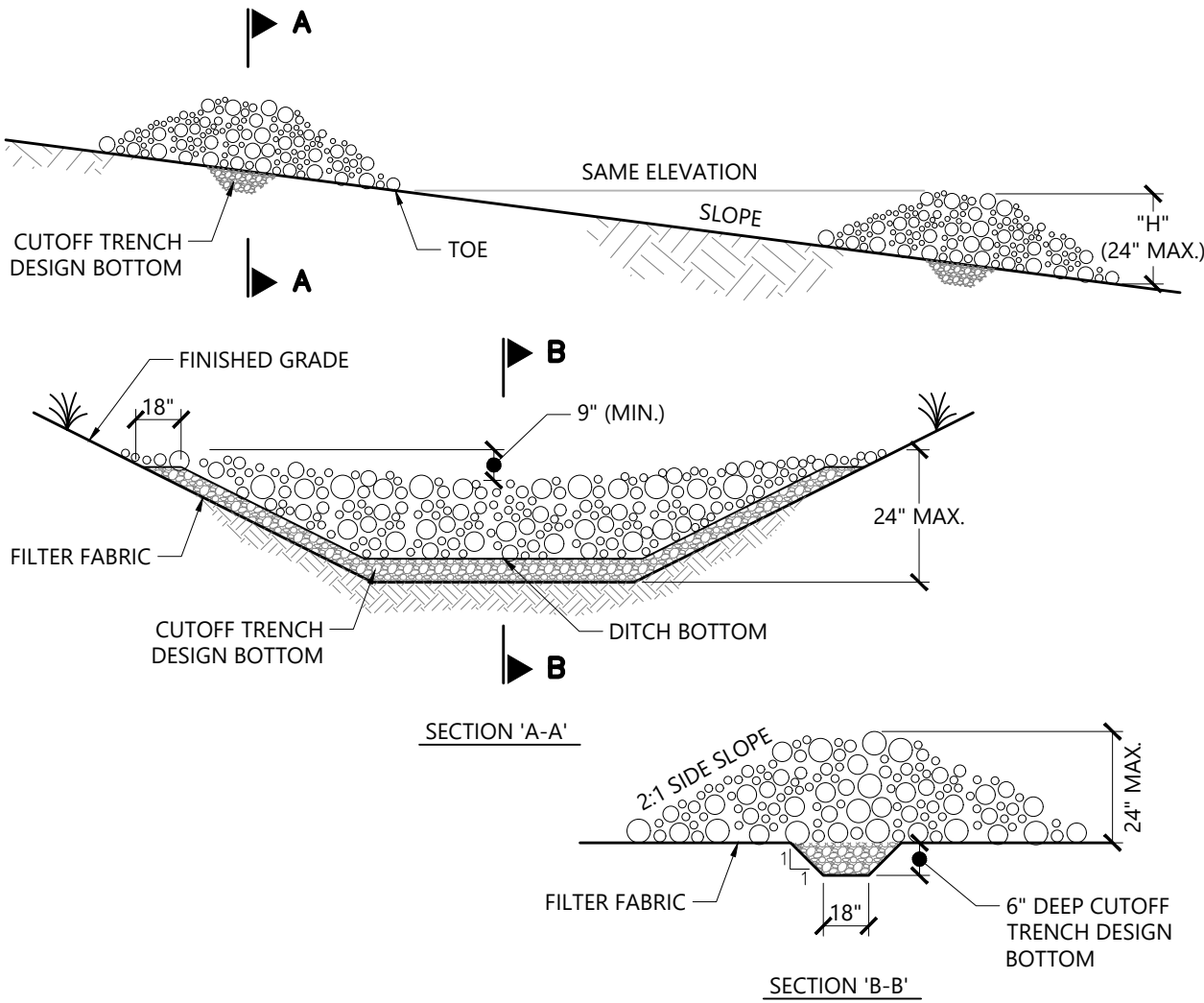
Erosion Prevention and
Sediment Control Plan

Drawing Number

C6.10

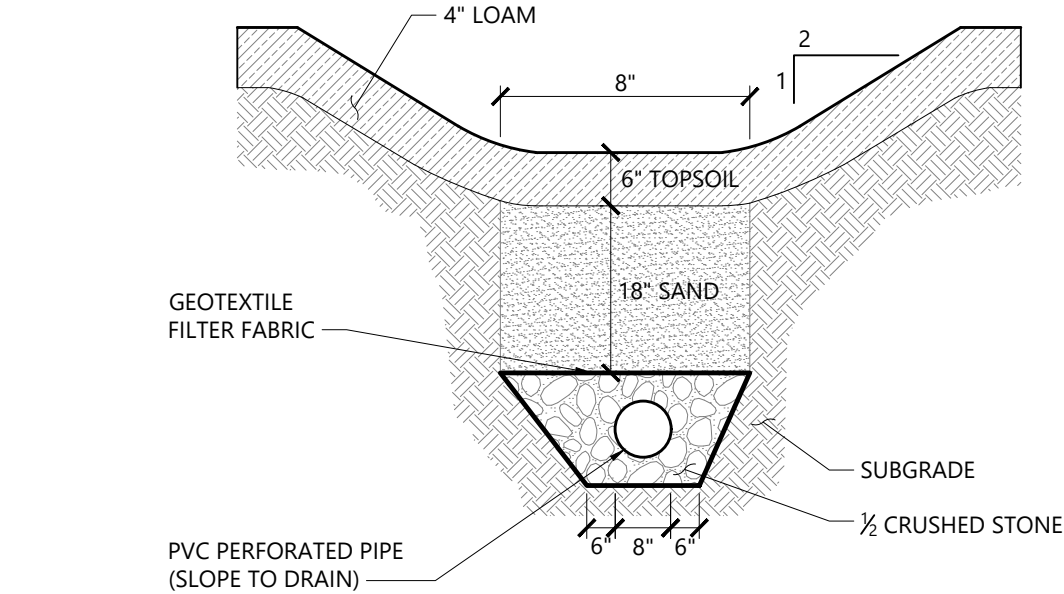
Sheet 7 of 16

Project Number
58036.00

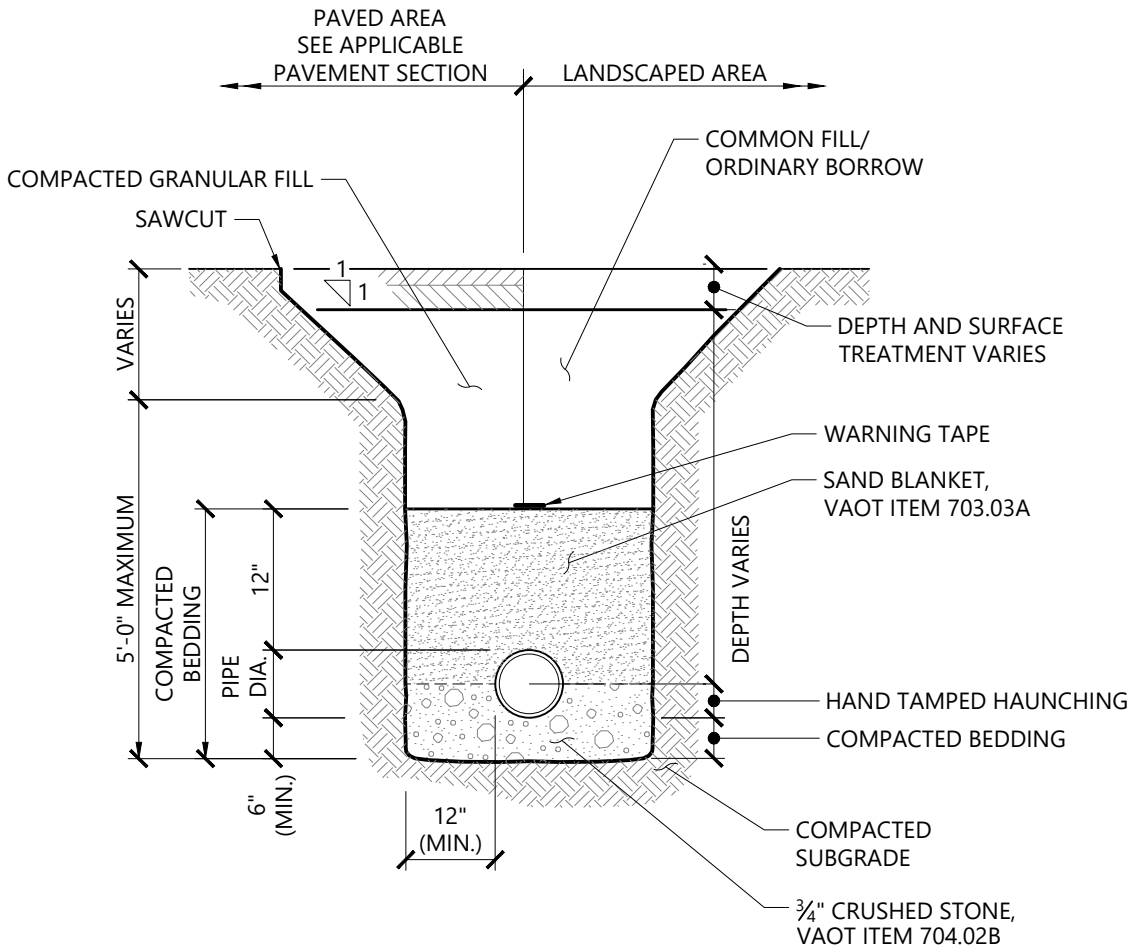


- NOTES**
1. STONE WILL BE PLACED ON A FILTER FABRIC FOUNDATION TO THE LINES, GRADES AND LOCATIONS SHOWN IN THE PLAN USING A WELL GRADED STONE MATRIX 2 TO 9 INCHES IN SIZE.
 2. SET SPACING OF CHECK DAMS AS INDICATED ON PLANS.
 3. EXTEND THE STONE A MINIMUM OF 1.5 FEET BEYOND THE DITCH BANKS TO PREVENT CUTTING AROUND THE DAM.
 4. PROTECT THE CHANNEL DOWNSTREAM OF THE LOWEST CHECK DAM FROM SCOUR AND EROSION WITH STONE OR LINER AS APPROPRIATE.
 5. ENSURE THAT CHANNEL APPURTENANCES SUCH AS CULVERT ENTRANCES BELOW CHECK DAMS ARE NOT SUBJECT TO DAMAGE OR BLOCKAGE FROM DISPLACED STONE.

Stone Check Dam 08/16
N.T.S. Source: VHB LD_VT

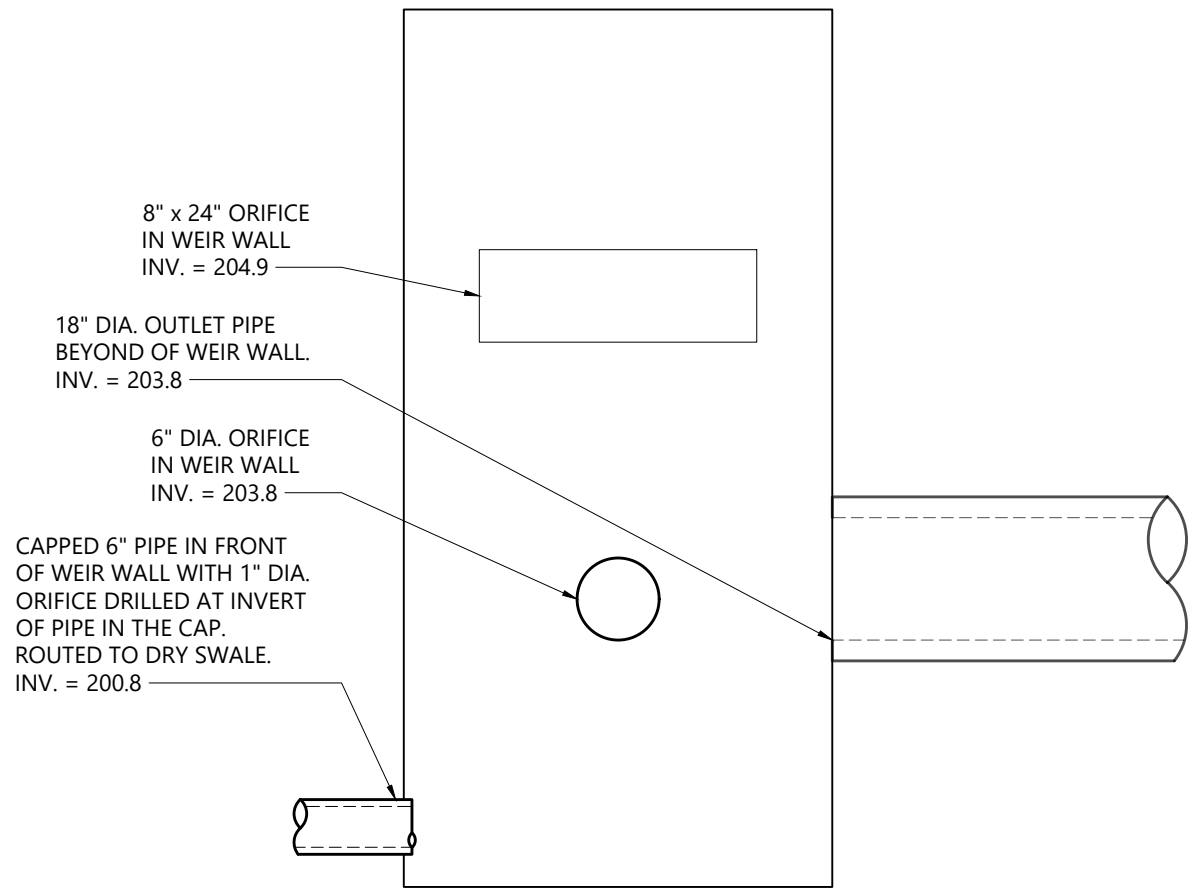


Dry Swale 1/16
N.T.S. Source: VHB REV LD_174

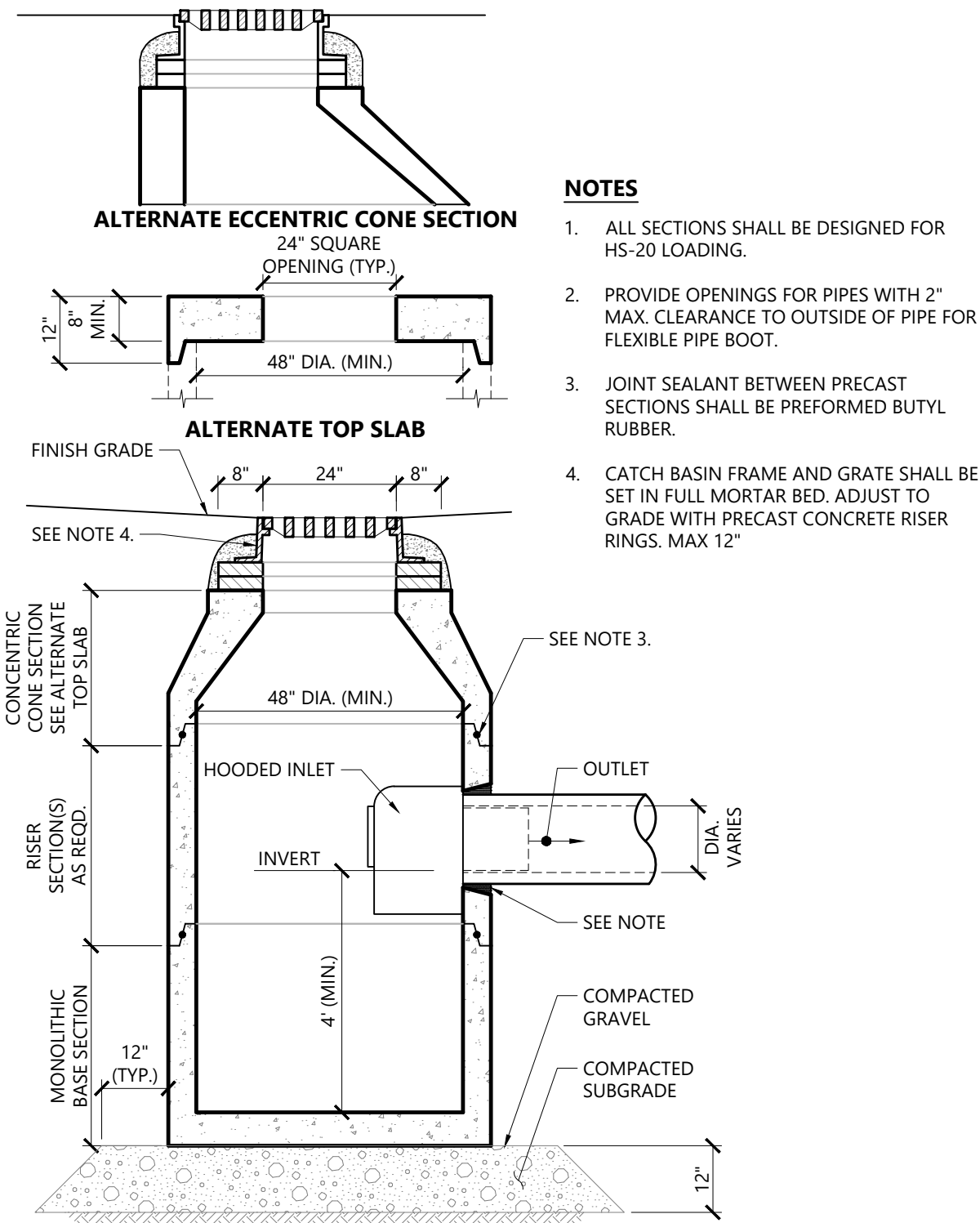


- NOTES**
1. WHERE UTILITY TRENCHES ARE CONSTRUCTED THROUGH DETENTION BASIN BERMS OR OTHER SUCH SPECIAL SECTIONS, PLACE TRENCH BACKFILL WITH MATERIALS SIMILAR TO THE SPECIAL SECTION REQUIREMENTS.
 2. USE METALLIC TRACING/WARNING TAPE OVER ALL PIPES.
 3. BEDDING TO PROVIDE A FIRM, STABLE, CONTINUOUS, AND UNIFORM SUPPORT FOR THE FULL LENGTH OF THE PIPE.
 4. NO MECHANICAL TAMPERS SHALL BE USED DIRECTLY OVER THE PIPE TO ENSURE PIPE IS NOT DAMAGED

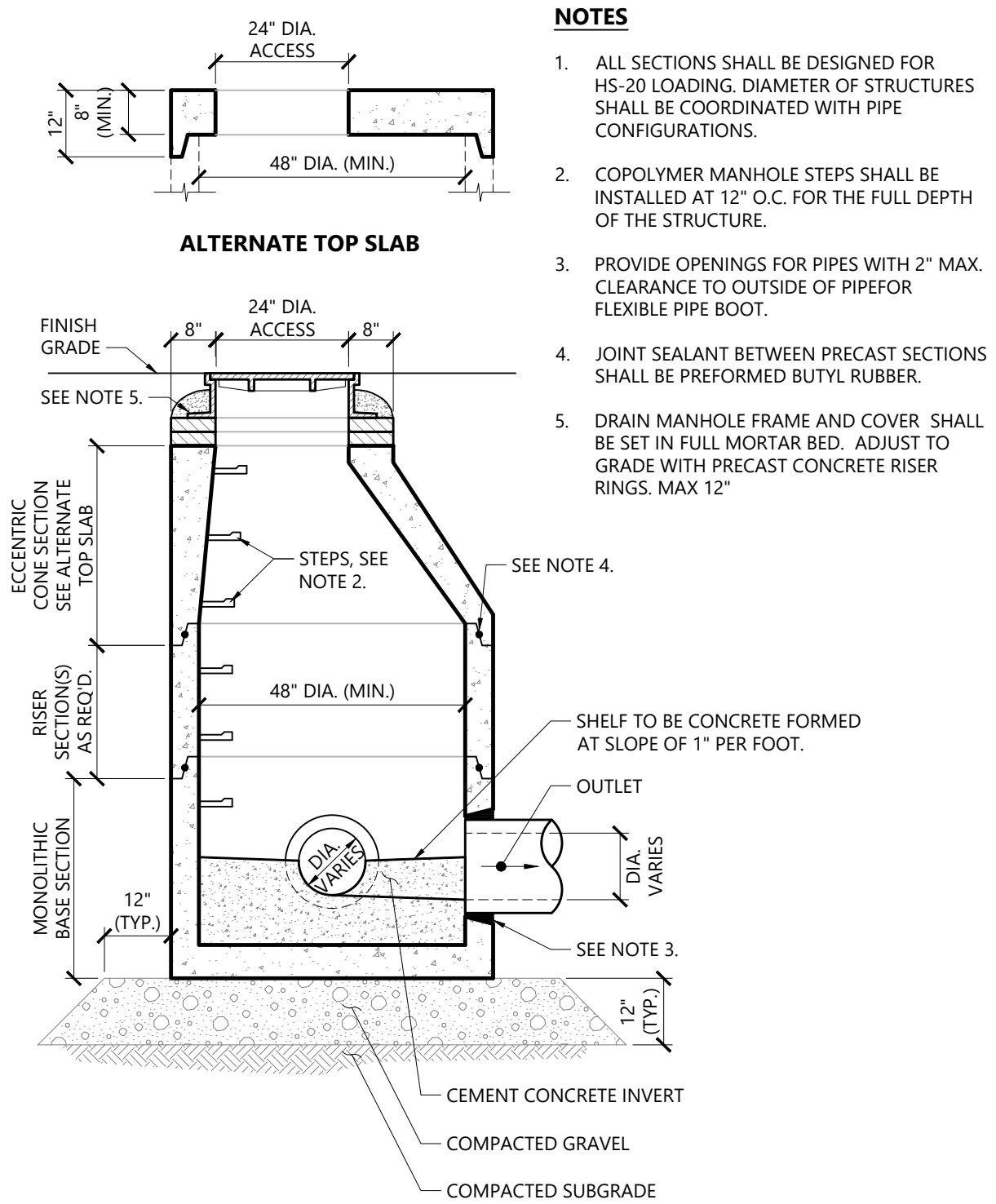
Storm Drain and Foundation Drain 1/16
N.T.S. Source: VHB LD_



Detention Gallery Outlet Control Schematic 1/16
N.T.S. Source: VHB LD



Catch Basin (CB) 1/16
N.T.S. Source: VHB REV LD_101



Drain Manhole (DMH) 1/16
N.T.S. Source: VHB LD_115

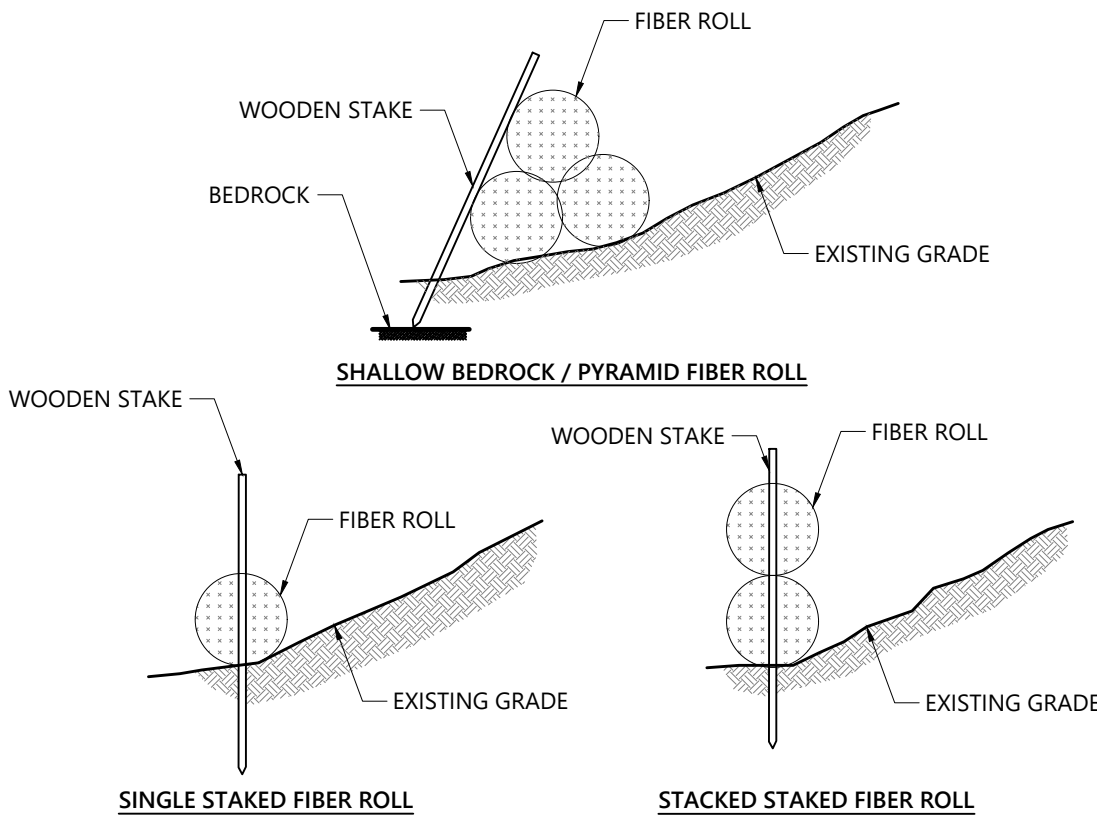
**Blackrock
Riverside Avenue
Senior Apartments**
356 Riverside Ave
Burlington, Vermont

No.	Revision	Date	Appr'd.

Designed by TAS/CHS Checked by JRZ
Issued for Zoning Permit Date September 8, 2020

Not Approved for Construction
Drawing Title
Stormwater Details
Drawing Number

C-6.20



NOTES

1. FIBER ROLL SHALL BE PLACED IN SHALLOW TRENCH UP TO 4", WHERE FEASIBLE, PLACING SOIL REMOVED FROM TRENCH BEHIND THE ROLL.
2. FIBER ROLLS SHALL BE ANCHORED WITH 2" BY 2" WOODEN STAKES (36" LONG), OR SIMILAR, WHERE FEASIBLE, EITHER INSTALLED THROUGH CENTER OF ROLL (AS SHOWN) OR PLACED ON BOTH SIDES OF ROLL.
3. STAKES TO BE PLACED 4 FT APART, MINIMUM.
4. SINGLE OR DOUBLE STACKED STAKED FIBER ROLLS TO BE INSTALLED WHERE SOIL DEPTH ALLOWS. WHERE SHALLOW TO BEDROCK, PYRAMID FIBER ROLLS TO BE UTILIZED WITH STAKES, AS FEASIBLE.
5. FIBER ROLLS TO BE REPLACED OR REPLENISHED AS NEEDED DURING ACTIVE EARTH WORK.
6. PERIMETER CONTROLS SHALL NOT CROSS ACTIVE ACCESS ROUTES (E.G., ROADS) OR ACTIVE FLOW PATHS (E.G., STREAMS/RIVERS).
7. PERIMETER CONTROLS SHALL REMAIN IN PLACE AND BE MAINTAINED/REPLACED AS NEEDED UNTIL FINAL STABILIZATION IN AREA HAS BEEN ACHIEVED.

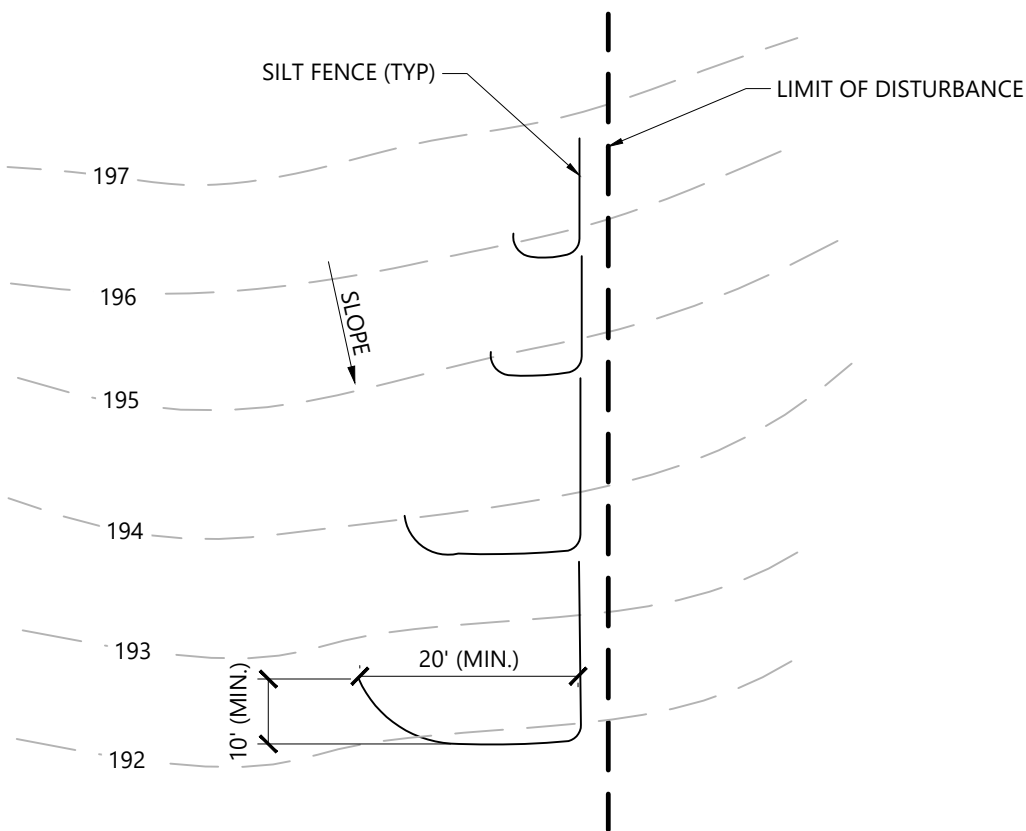
Staked Fiber Roll

N.T.S.

Source: VHB

08/16

LD_VT



NOTES

1. SILT FENCE SHALL BE INSTALLED IN SHORTER RUNS WITH "J-HOOKS" TO AVOID CONCENTRATION OF FLOWS AT ONE LOCATION BY TRAPPING RUNOFF AT MULTIPLE POINTS ALONG A SLOPE.
2. MINIMUM WIDTH OF J-HOOK RECOMMENDED AT 20 FT WITH A DEPTH OF 10 FT. WHERE SPACE IS LIMITED (E.G., ALONG NARROW RIGHTS OF WAY), NARROWER HOOKS CAN BE USED WITH A HIGHER SPACING FREQUENCY.
3. START DOWN-GRADIENT SILT FENCE LINE AS CLOSE AS POSSIBLE TO UP-GRADIENT J-HOOK.

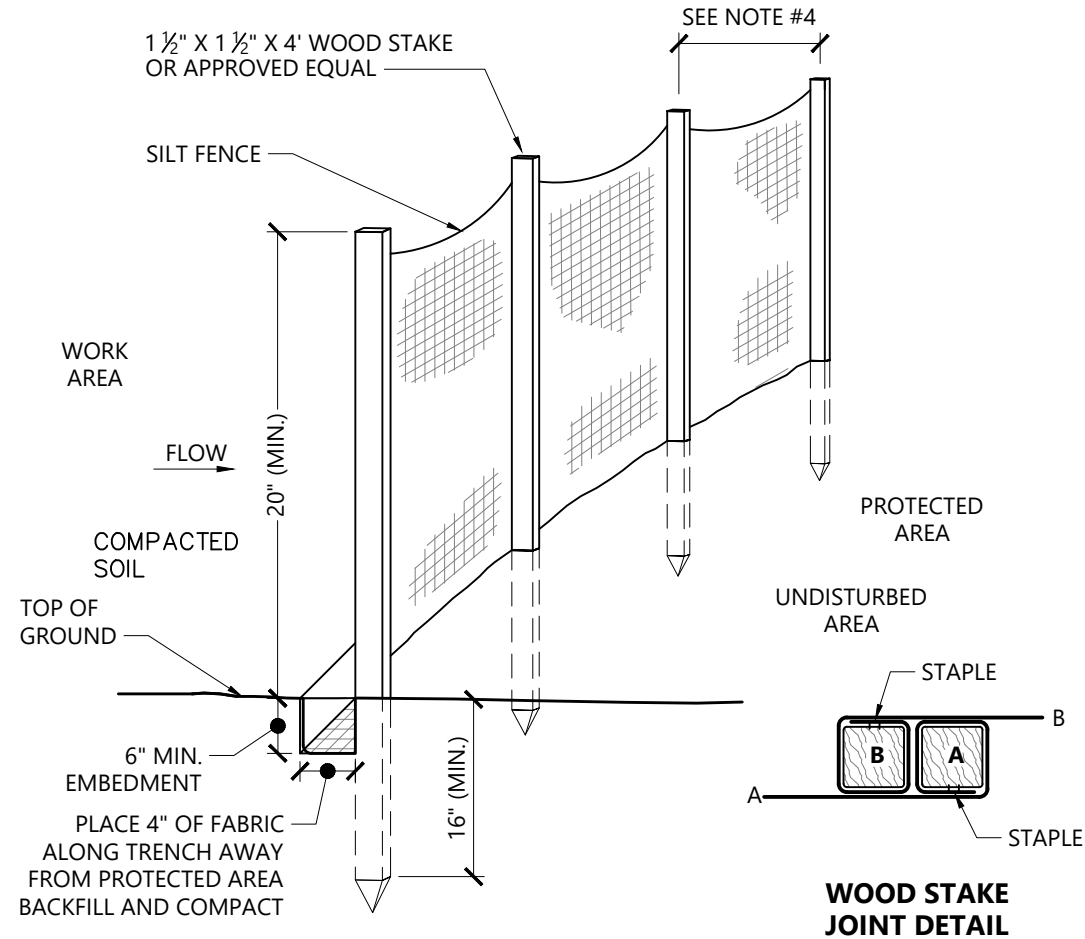
Installation of "J-Hooks" on Slopes

N.T.S.

Source: VHB

08/16

LD_VT



NOTES

1. WOVEN WIRE FENCE REINFORCEMENT IS REQUIRED WITHIN 50 FT UPSLOPE OF RECEIVING WATERS.
2. WHERE REQUIRED FENCE SHALL BE WOVEN WIRE, MIN. 14 GAUGE WITH A 6" MESH OPENING SHALL BE USED.
3. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N OR APPROVED EQUIVALENT.
4. POST SPACING FOR WIRE BACKED FENCE SHALL BE 10 FT. MAX. FOR FILTER CLOTH FENCE WHEN ELONGATION IS >50%, POST SPACING SHALL NOT EXCEED 4 FT. FOR FILTER CLOTH FENCE WHEN ELONGATION IS <50%, POST SPACING SHALL NOT EXCEED 6 FT.
5. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY 6 INCHES AND FOLDED.
6. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE OR APPROVED EQUIVALENT.
7. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN SEDIMENT REACHES HALF OF FABRIC HEIGHT.
8. SILT FENCE SHALL NOT BE USED TO DEMARCAT E LIMITS OF DISTURBANCE.

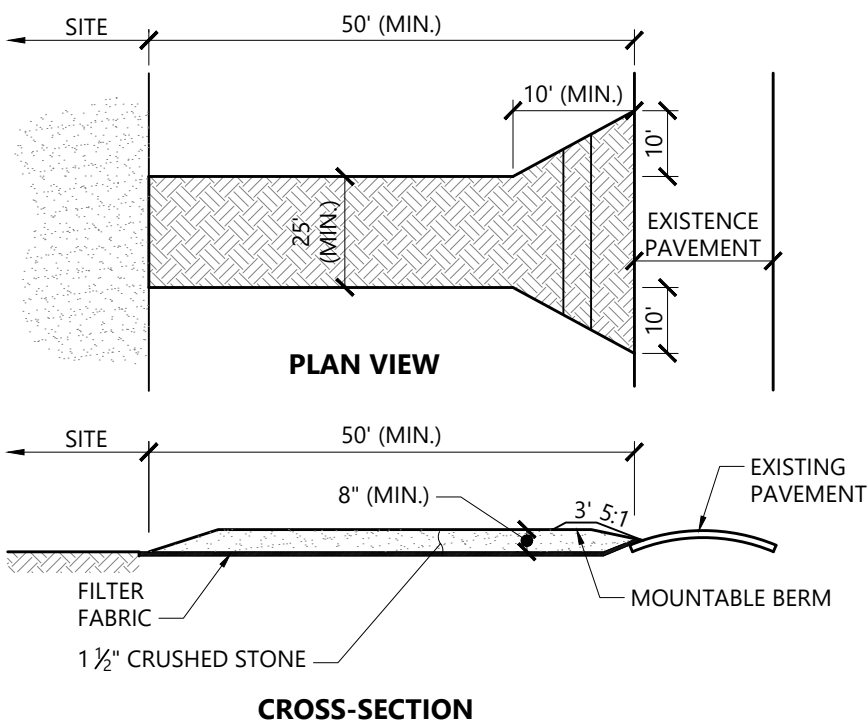
Silt Fence/ Reinforced Silt Fence Barrier

N.T.S.

Source: VHB

08/16

LD_650-VT



NOTES

1. AGGREGATE SIZE: USE A MATRIX OF 1 TO 4 INCH STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH: NOT LESS THAN 50 FEET (EXCEPT ON SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH APPLIES)
3. THICKNESS: NOT LESS THAN EIGHT (8) INCHES
4. WIDTH: TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT MINIMUM IF THERE IS ONLY ONE ACCESS TO THE SITE.
5. GEOTEXTILE MUST BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE
6. ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION EXITS SHALL BE PIPED BENEATH THE EXIT. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. THE EXIT SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED ACCORDING TO PERMIT REQUIREMENTS.

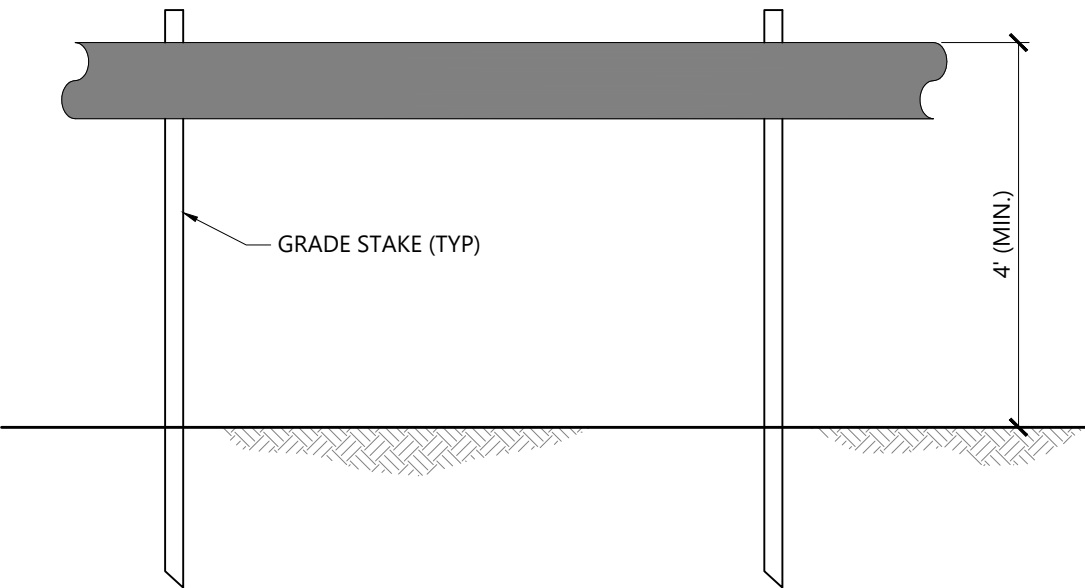
Stabilized Construction Exit

N.T.S.

Source: VHB

1/16

LD_682-VT



NOTES

1. BARRIER MESH TAPE OR ROPE SHALL BE INSTALLED ALONG THE PERIMETER OF THE PROJECT AREA TO DEMARCAT E THE LIMIT OF DISTURBANCE. NO EARTHWORK OR STORAGE OF MATERIALS SHALL BE CONDUCTED BEYOND THIS LIMIT WITHOUT PRIOR APPROVAL FROM THE OSPC.
2. USE 3" ORANGE BARRIER MESH TAPE OR 1/2" YELLOW POLYPROPYLENE ROPE.
3. WITHIN 50' OF WATER RESOURCE AREAS, USE 2-3 ROWS OF TAPE OR ROPE. BEYOND 50' OF WATER RESOURCE AREAS USE 1 ROW OF TAPE OR ROPE.
4. TAPE OR ROPE MAY BE FASTENED TO STAKES, TREES, OR OTHER APPROPRIATE FIXED OBJECTS.
5. PROJECT DEMARCAT ION SHALL NOT CROSS ACTIVE ACCESS ROUTES (E.G. ROADS). PROJECT DEMARCAT ION MAY CROSS RESOURCES AREAS WITH EXCEPTION OF LARGER WATER BODIES WHERE IT IS NOT FEASIBLE OR ADVISABLE.
6. PROJECT DEMARCAT ION SHALL REMAIN IN PLACE AND BE MAINTAINED/REPLACED AS NEEDED UNTIL FINAL STABILIZATION IN THE AREA HAS BEEN ACHIEVED.

Barrier Mesh Tape or Rope

N.T.S.

Source: VHB

08/16

LD_VT

Blackrock
Riverside Avenue
Senior Apartments

356 Riverside Ave
Burlington, Vermont

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Zoning Permit

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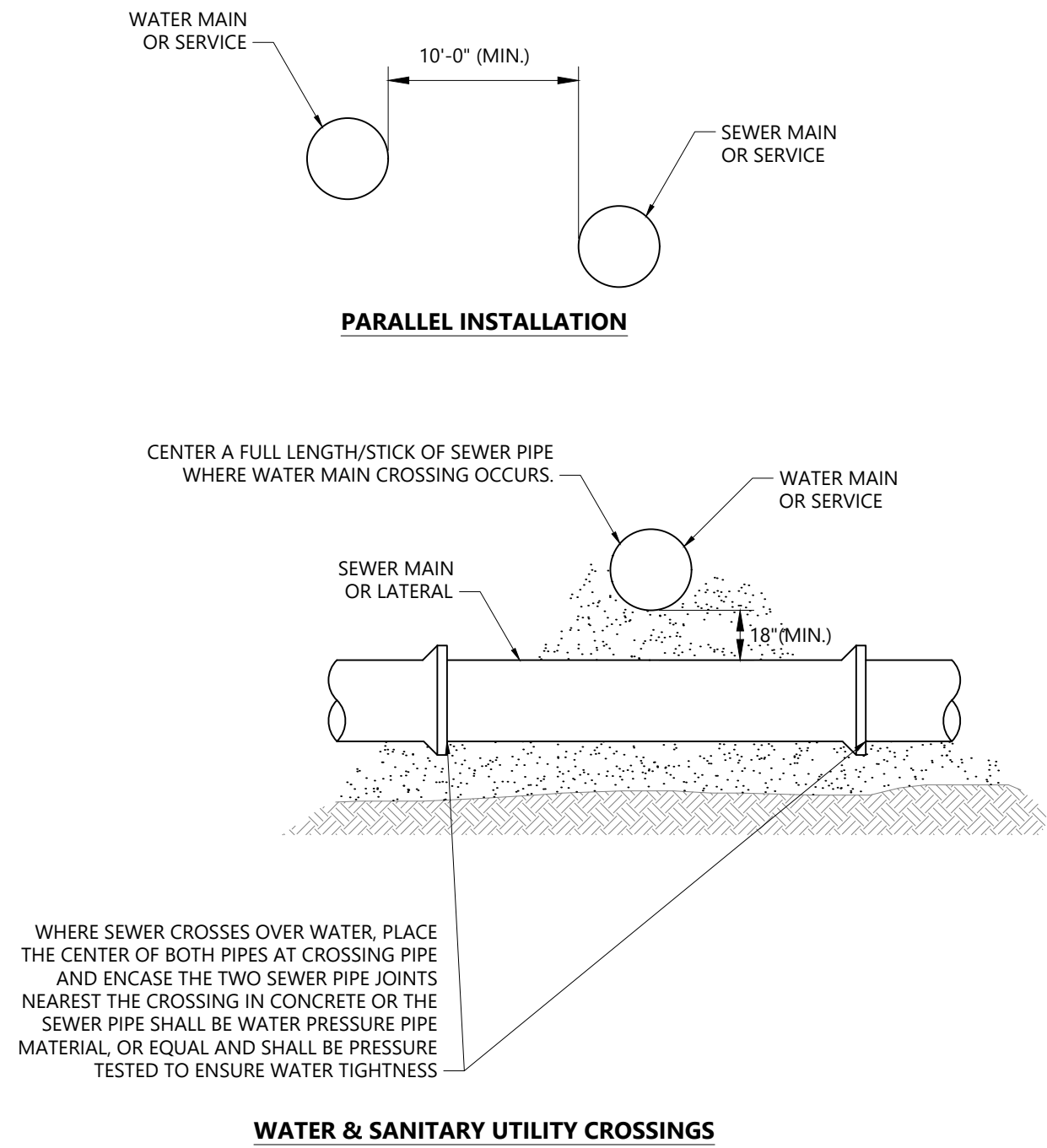
Erosion Prevention and
Sediment Control
Details

Drawing Number

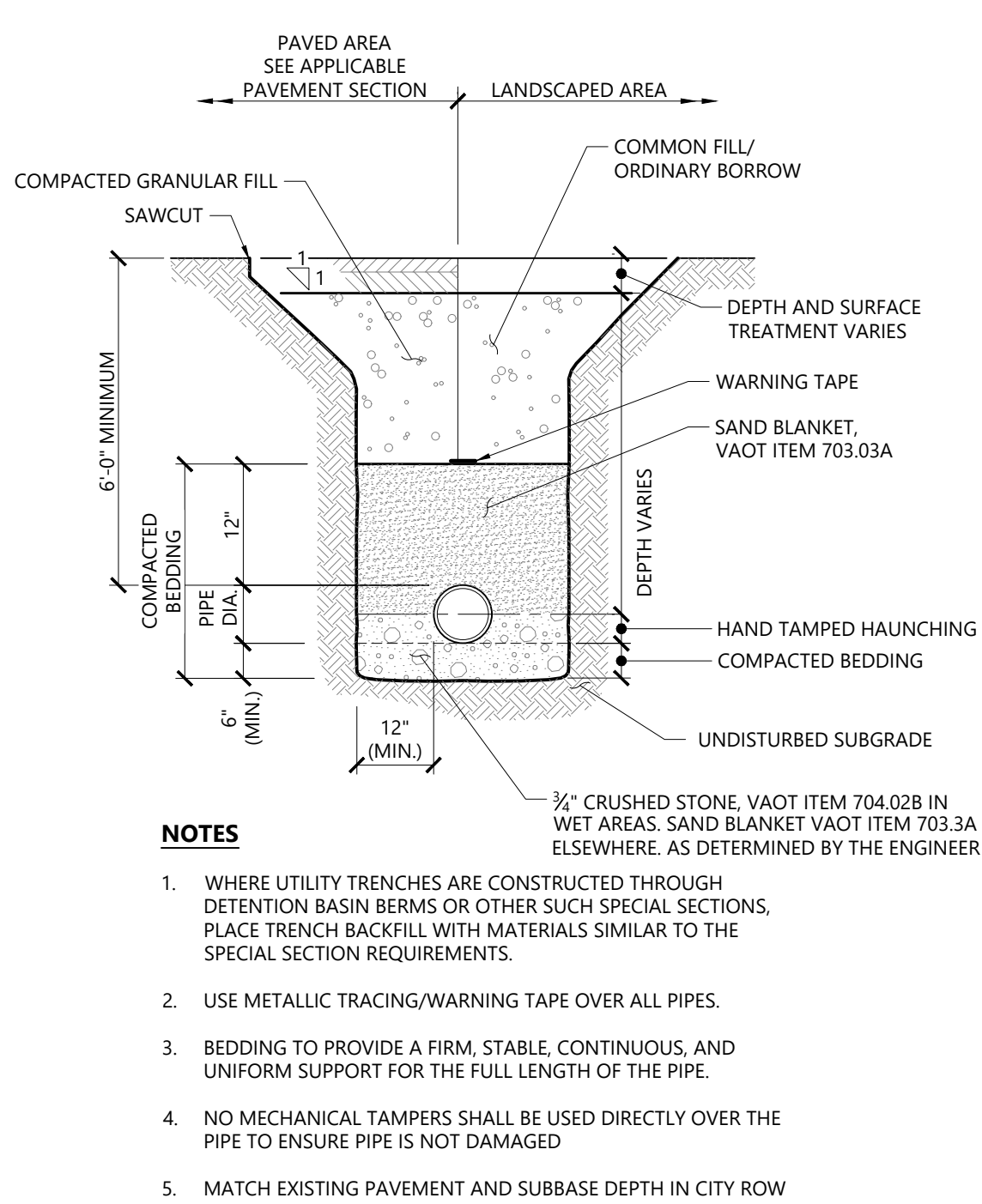
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Sheet 10 of 16

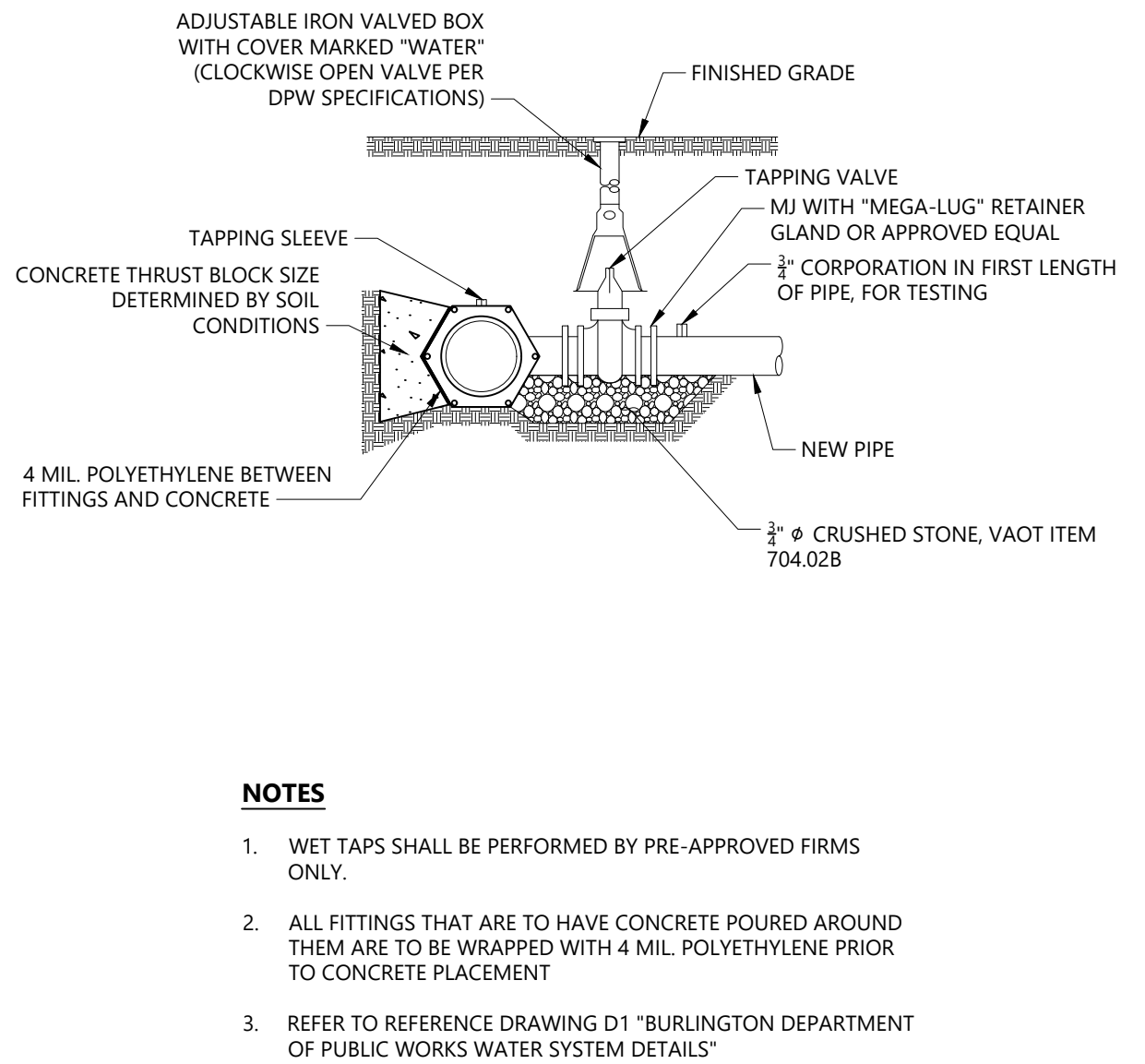
Project Number
58036.00



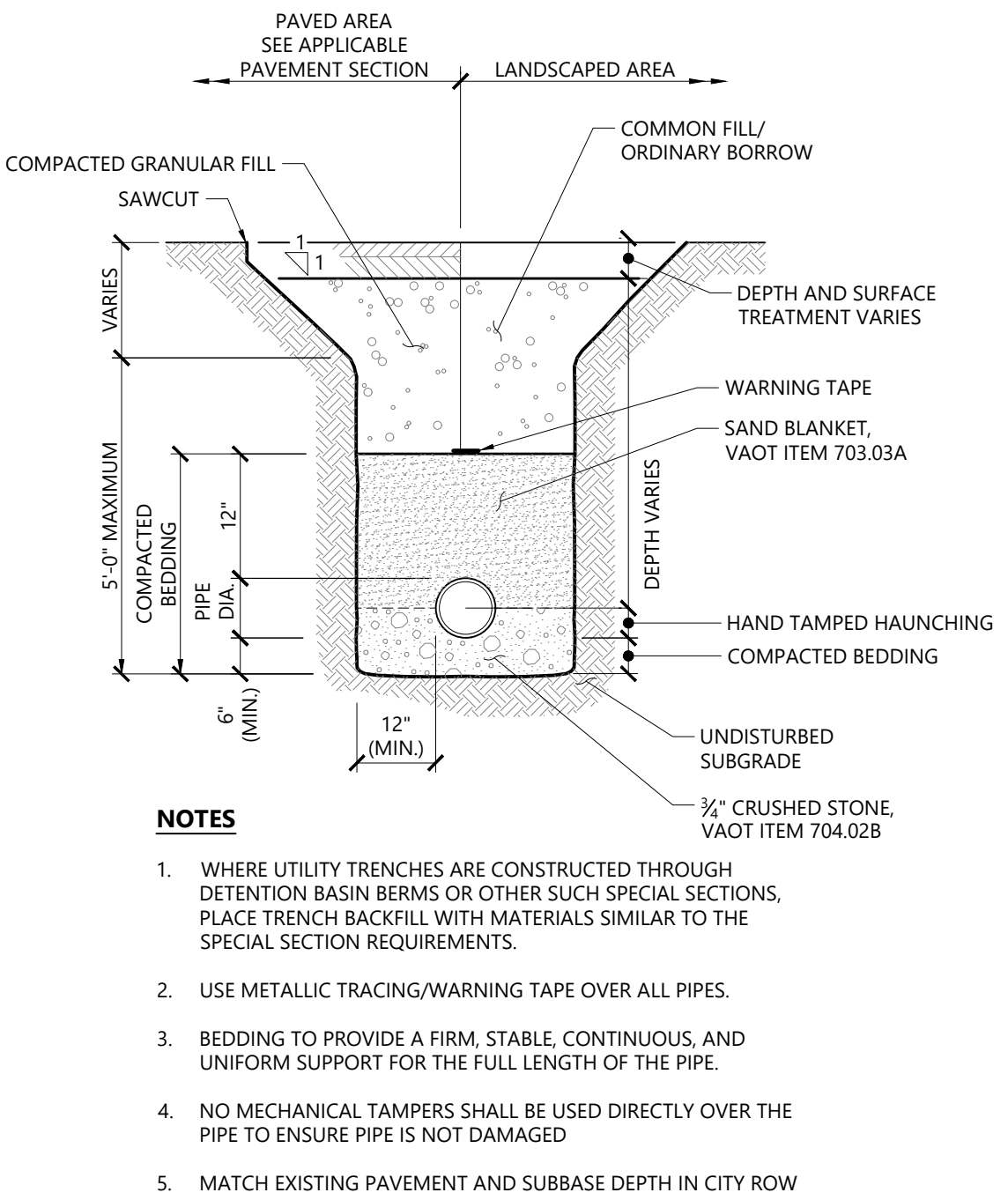
Water/Sewer Separation 1/16
N.T.S. Source: VHB LD



Waterline Trench 1/16
N.T.S. Source: VHB LD



Typical Tapping Sleeve and Valve Detail 2/18
N.T.S. Source: VHB REV LD



Sewerline Trench 1/16
N.T.S. Source: VHB LD

Blackrock Riverside Avenue Senior Apartments

356 Riverside Ave
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Not Approved for Construction
Drawing Title
**Water and
Wastewater
Details**

Drawing Number

C-6.40

Sheet 11 of 16

Project Number
58036.00



40 IDX Dr
Building 100 Suite 200
South Burlington, VT 05403
802.497.6100

Tree Protection

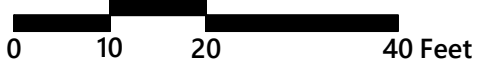
- EXISTING TREES TO REMAIN SHALL BE PROTECTED WITH TEMPORARY CONSTRUCTION FENCE. ERECT FENCE AT EDGE OF THE TREE DRIPLINE PRIOR TO START OF CONSTRUCTION.
- CONTRACTOR SHALL NOT OPERATE VEHICLES WITHIN THE TREE PROTECTION AREA. CONTRACTOR SHALL NOT STORE VEHICLES OR MATERIALS, OR DISPOSE OF ANY WASTE MATERIALS, WITHIN THE TREE PROTECTION AREA.
- DAMAGE TO EXISTING TREES CAUSED BY THE CONTRACTOR SHALL BE REPAIRED BY A CERTIFIED ARBORIST AT THE CONTRACTOR'S EXPENSE.

Planting Notes

- ALL PROPOSED PLANTING LOCATIONS SHALL BE STAKED AS SHOWN ON THE PLANS FOR FIELD REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- CONTRACTOR SHALL VERIFY LOCATIONS OF ALL BELOW GRADE AND ABOVE GROUND UTILITIES AND NOTIFY OWNERS REPRESENTATIVE OF CONFLICTS.
- NO PLANT MATERIALS SHALL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE OF ANY CONFLICT.
- A 3-INCH DEEP MULCH PER SPECIFICATION SHALL BE INSTALLED UNDER ALL TREES AND SHRUBS, AND IN ALL PLANTING BEDS, UNLESS OTHERWISE INDICATED ON THE PLANS, OR AS DIRECTED BY OWNER'S REPRESENTATIVE.
- ALL TREES SHALL BE BALLED AND BURLAPPED, UNLESS OTHERWISE NOTED IN THE DRAWINGS OR SPECIFICATION, OR APPROVED BY THE OWNER'S REPRESENTATIVE.
- FINAL QUANTITY FOR EACH PLANT TYPE SHALL BE AS GRAPHICALLY SHOWN ON THE PLAN. THIS NUMBER SHALL TAKE PRECEDENCE IN CASE OF ANY DISCREPANCY BETWEEN QUANTITIES SHOWN ON THE PLANT LIST AND ON THE PLAN. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLANT LIST AND PLANT LABELS PRIOR TO BIDDING.
- ANY PROPOSED PLANT SUBSTITUTIONS MUST BE REVIEWED BY LANDSCAPE ARCHITECT AND APPROVED IN WRITING BY THE OWNER'S REPRESENTATIVE.
- ALL PLANT MATERIALS INSTALLED SHALL MEET THE SPECIFICATIONS OF THE "AMERICAN STANDARDS FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN AND CONTRACT DOCUMENTS.
- ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF FINAL ACCEPTANCE.
- AREAS DESIGNATED "LOAM & SEED" SHALL RECEIVE MINIMUM 6" OF LOAM AND SPECIFIED SEED MIX. LAWNS OVER 2:1 SLOPE SHALL BE PROTECTED WITH EROSION CONTROL FABRIC.
- ALL DISTURBED AREAS NOT OTHERWISE NOTED ON CONTRACT DOCUMENTS SHALL BE LOAM AND SEEDED OR MULCHED AS DIRECTED BY OWNER'S REPRESENTATIVE.
- THIS PLAN IS INTENDED FOR PLANTING PURPOSES. REFER TO SITE / CIVIL DRAWINGS FOR ALL OTHER SITE CONSTRUCTION INFORMATION.

Plant Maintenance Notes

- CONTRACTOR SHALL PROVIDE COMPLETE MAINTENANCE OF THE LAWNS AND PLANTINGS. NO IRRIGATION IS PROPOSED FOR THIS SITE. THE CONTRACTOR SHALL SUPPLY SUPPLEMENTAL WATERING FOR NEW LAWNS AND PLANTINGS DURING THE ONE YEAR PLANT GUARANTEE PERIOD.
- CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR, AND EQUIPMENT FOR THE COMPLETE LANDSCAPE MAINTENANCE WORK. WATER SHALL BE PROVIDED BY THE CONTRACTOR.
- WATERING SHALL BE REQUIRED DURING THE GROWING SEASON, WHEN NATURAL RAINFALL IS BELOW ONE INCH PER WEEK.
- WATER SHALL BE APPLIED IN SUFFICIENT QUANTITY TO THOROUGHLY SATURATE THE SOIL IN THE ROOT ZONE OF EACH PLANT.
- CONTRACTOR SHALL REPLACE DEAD OR DYING PLANTS AT THE END OF THE ONE YEAR GUARANTEE PERIOD. CONTRACTOR SHALL TURN OVER MAINTENANCE TO THE FACILITY MAINTENANCE STAFF AT THAT TIME.



Blackrock
Riverside Avenue
Senior Apartments

356 Riverside Ave
Burlington, Vermont

No.	Revision	Date	Appvd.

Designed by	MW	Checked by	MW
Issued for		Date	

Zoning PermitSeptember 8, 2020

Not Approved for Construction

Drawing Title

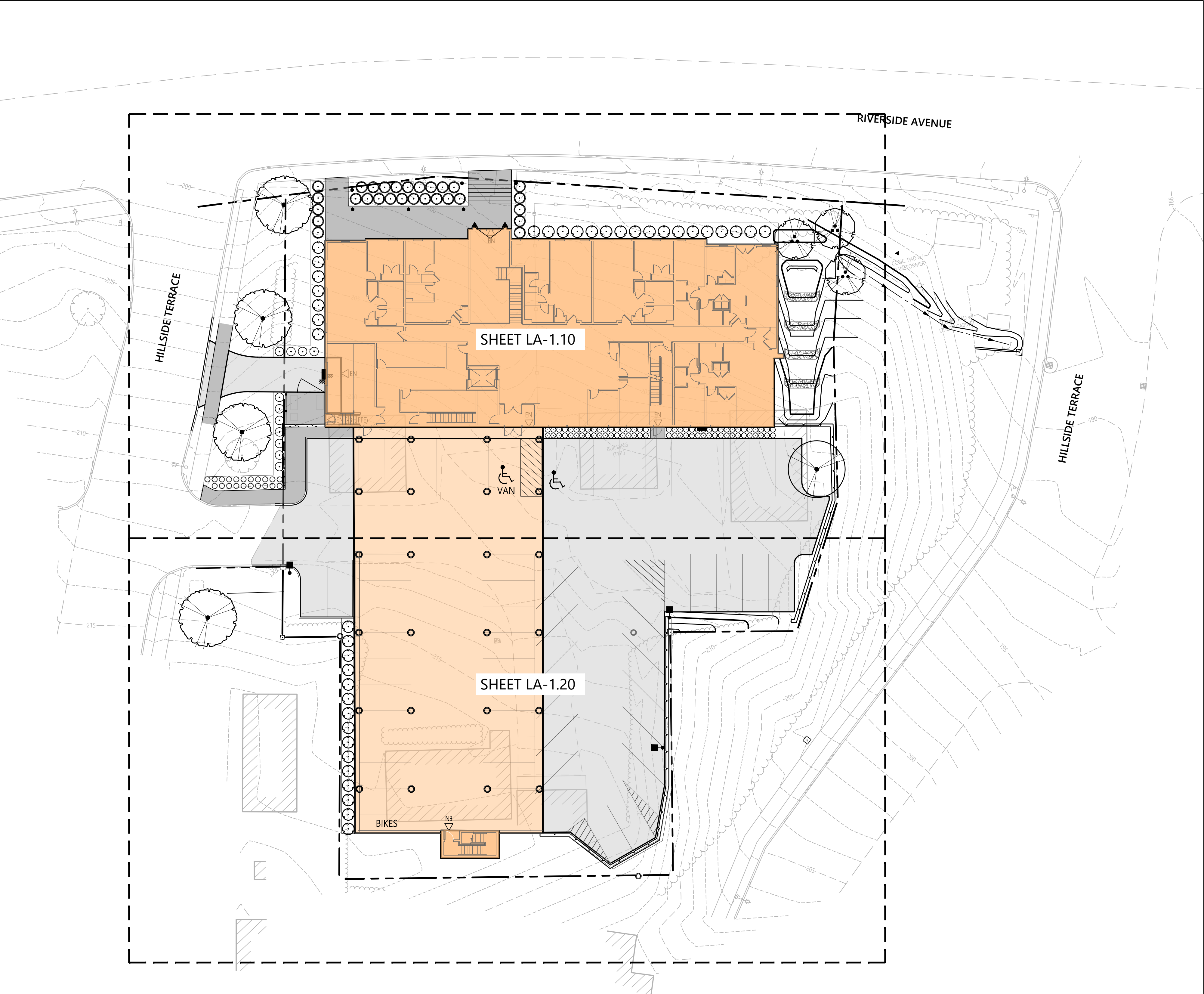
Overall Planting Plan

Drawing Number

LA-1.00

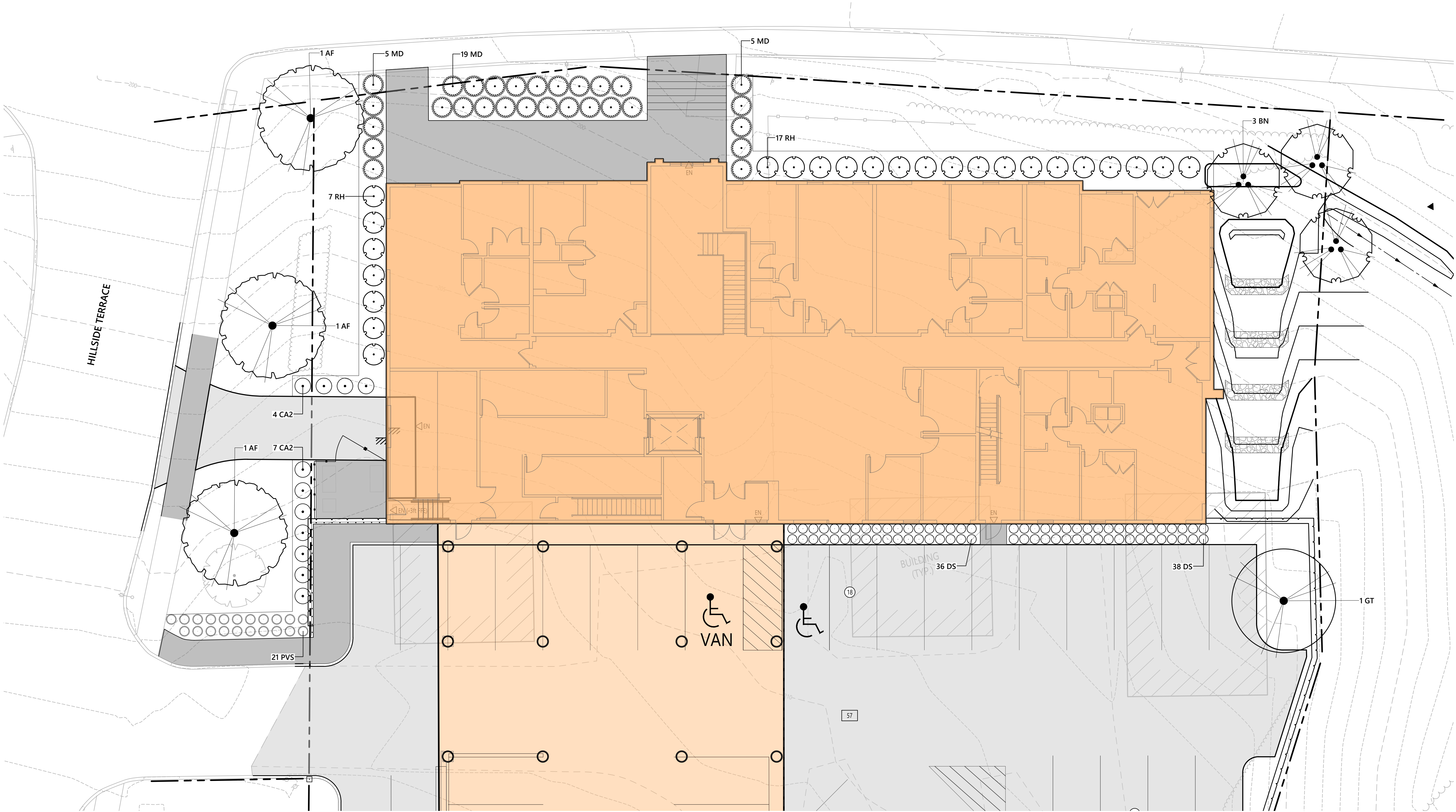
Sheet 12 of 16

Project Number
58036.00



PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
AF	4	Acer x freemanii 'Sienna'	Sienna Glen Maple	2 1/2 - 3" CAL.
BN	3	Betula nigra 'Heritage'	Multi-Stem Heritage River Birch	12 - 14" HT.
GT	1	Gleditsia triacanthos inermis 'Shademaster'	Shademaster Locust	2 1/2 - 3" CAL.
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE
CA2	11	Cornus stolonifera 'Arctic Fire'	Arctic Fire Dogwood	18 - 24" SPD
MD	29	Microbiota decussata	Russian Cypress	18 - 24" SPD
RH	39	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	18 - 24" SPD
GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
DS	74	Deschampsia cespitosa 'Schottland'	Schottland Hair Grass	2 GAL.
PVS	21	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	2 GAL.



**Blackrock
Riverside Avenue
Senior Apartments**

356 Riverside Ave
Burlington, Vermont

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Drawing Title

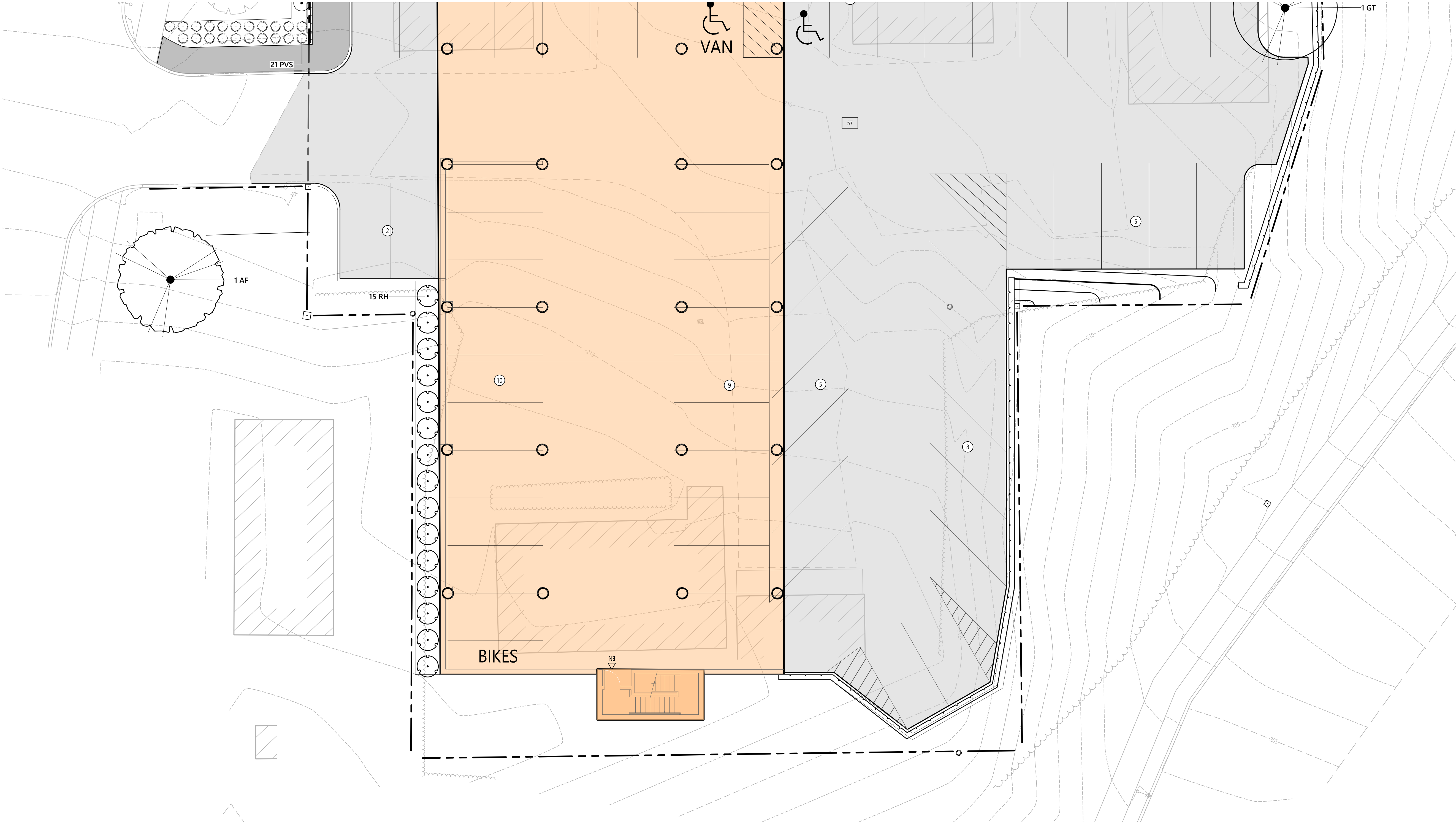
Planting Plan

Drawing Number

LA-1.10

Sheet 13 of 16

Project Number
58036.00



**Blackrock
Riverside Avenue
Senior Apartments**

356 Riverside Ave
Burlington, Vermont

No.	Revision	Date	Appvd.

Designed by	MW	Checked by	MW
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Issued for	Zoning Permit	Date	September 8, 2020
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Not Approved for Construction

Drawing Title

Planting Plan

Drawing Number

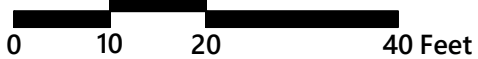
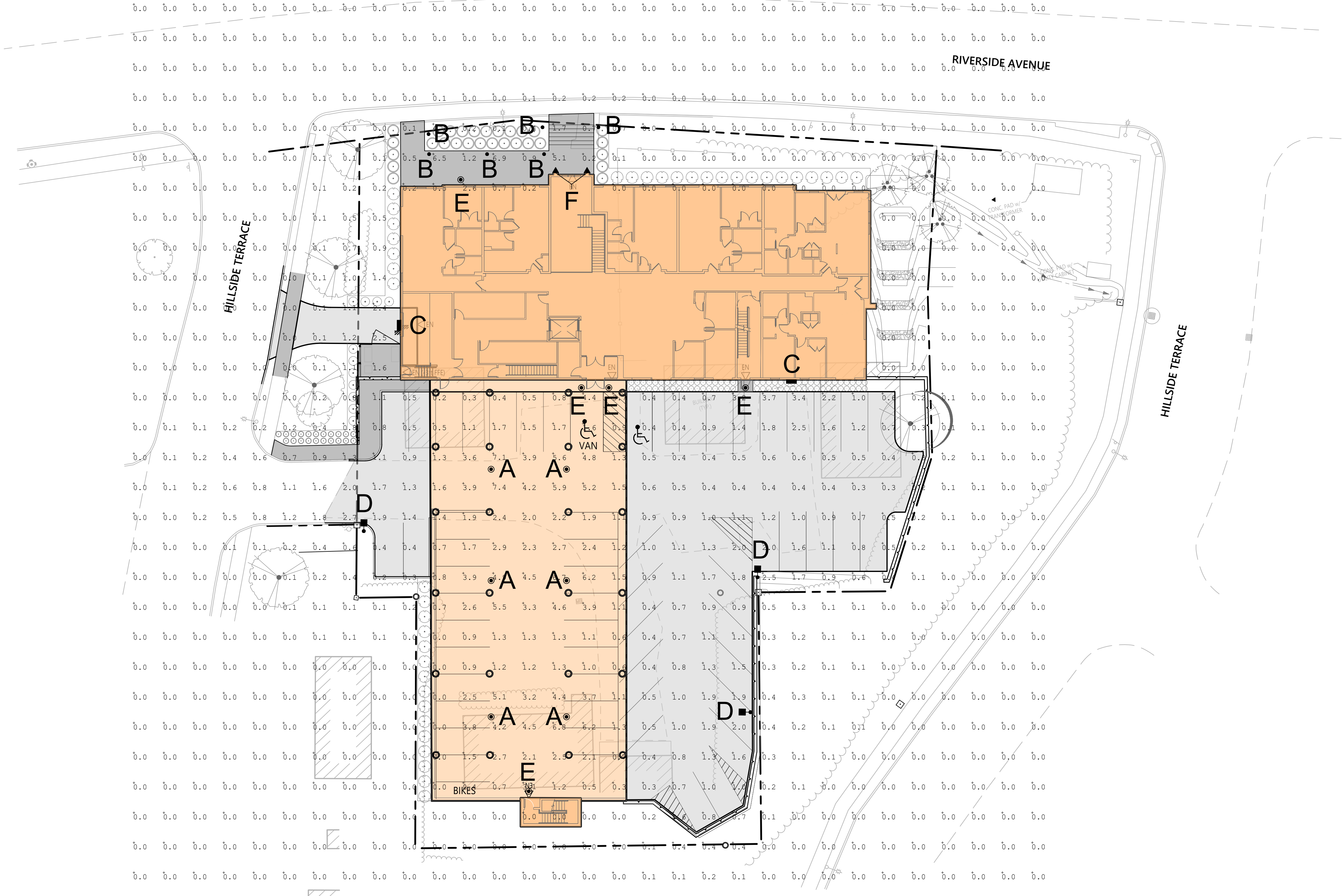
LA-1.20

Sheet 14 of 16

Project Number
58036.00



40 IDX Dr
Building 100 Suite 200
South Burlington, VT 05403
802.497.6100



Blackrock
Riverside Avenue
Senior Apartments

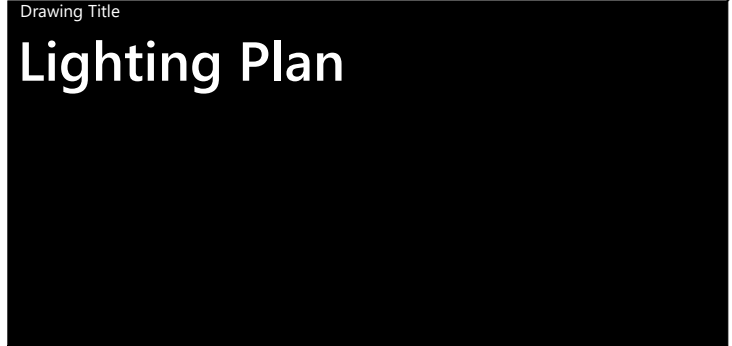
356 Riverside Ave
Burlington, Vermont

No.	Revision	Date	Appr'd.

Designed by	MW	Checked by	MW
Issued for		Date	

Zoning Permit September 8, 2020

Not Approved for Construction



Drawing Number

LA-2.00

Sheet 15 of 16

Project Number
58036.00

LIGHT FIXTURE SPECIFICATIONS

<div>Fixture A</div> <div>Manufacturer: Beacon Lighting</div> <div>Fixture: SRT1 EDGE-LIT</div> <div>Color: Black</div> <div>LED: 35watt - 5QW</div> <div>LED Color: 3,000k</div> <div>Voltage: 120v (verify with electrical engineer)</div>	<div>Fixture B</div> <div>Manufacturer: KIM Lighting</div> <div>Fixture: Compact Bollard - CB32 LED</div> <div>Color: Black</div> <div>LED: 10w</div> <div>LED Color: 3,000k</div> <div>Voltage: 120v (verify with electrical engineer)</div>	<div>Fixture C</div> <div>Manufacturer: Beacon Lighting Products</div> <div>Fixture: Traverse Wall Light TRV-D</div> <div>Color: Black</div> <div>LED: 27watt - Type 3</div> <div>LED Color: 3,000k</div> <div>Voltage: 120v (verify with electrical engineer)</div> <div>Mounting: 12 Feet</div>	<div>Fixture D</div> <div>Manufacturer: Beacon Lighting Products</div> <div>Fixture: Viper S</div> <div>Color: Black</div> <div>LED: 39watt - Type 3</div> <div>LED Color: 3,000k</div> <div>Voltage: 120v (verify with electrical engineer)</div> <div>Pole: 16 Feet</div>												
<div>Fixture E</div> <div>Manufacturer: Philips Lightolier</div> <div>Fixture: SlimSurface LED - S5R (5inch)</div> <div>Color: Black</div> <div>LED: 650Lumen - 3,000k</div> <div>Voltage: 120v (verify with electrical engineer)</div>	<div>Fixture F</div> <div>Manufacturer: Kichler Lighting</div> <div>Fixture: Manhattan 22" Wall Light</div> <div>Color: Black</div> <div>LED Color: 3000k</div> <div>Voltage: 120v (verify with electrical engineer)</div>	<div>STATISTICAL AREA SUMMARY</div> <div><div>Grid Type: Horizontal Illuminance at finish grade.</div><div>Grid Units: Footcandles</div><table><thead><tr><th>Statistical Area</th><th>Avg</th><th>Max</th><th>Min</th><th>Avg/Min</th><th>Max/Min</th></tr></thead><tbody><tr><td>1. Parking Lot and Entry Drive</td><td>1.73</td><td>7.40</td><td>0.20</td><td>8.65</td><td>37.00</td></tr></tbody></table></div>		Statistical Area	Avg	Max	Min	Avg/Min	Max/Min	1. Parking Lot and Entry Drive	1.73	7.40	0.20	8.65	37.00
Statistical Area	Avg	Max	Min	Avg/Min	Max/Min										
1. Parking Lot and Entry Drive	1.73	7.40	0.20	8.65	37.00										

Disclaimer:
This analysis was calculated in accordance with published IES calculation methods and procedures with the data as entered by the user. This analysis is based on tested IES photometric data, light loss factors as defined in the LLF value. This analysis is a mathematical model of real life situations, and it can be only as accurate as the model itself. Calculated values may vary from actual measurements in certain situations. VHB is not responsible for light output deviations due to light fixture or ballast combinations or other variables.



40 IDX Dr
Building 100 Suite 200
South Burlington, VT 05403
802.497.6100

STORMWATER MAINTENANCE PLAN			
STORMWATER SYSTEM	SYMBOL	INSPECTION FREQUENCY	MAINTENANCE ACTIVITY TRIGGERS AND ACTIONS
CATCH BASIN (DEEP SUMP)		ANNUAL	SEDIMENT SHALL BE CLEANED OUT OF CATCH BASIN SUMPS WHEN IT ACCUMULATES TO >50% OF SUMP DEPTH.
ROOF DRAIN			ROOF DRAIN INLETS AND OUTLETS SHALL BE KEPT CLEAN OF DEBRIS.
SUBSURFACE STORAGE			INSPECT AND REMOVE DEBRIS FROM OUTLET CONTROL. REMOVE ACCUMULATION OF DEBRIS FROM PIPE CHAMBERS AS NEEDED.
DRY SWALE			WHEN WATER PONDS IN THE BOTTOM OF THE DRY SWALE FOR MORE THAN 48 HOURS THE TOP FEW INCHES OF MATERIAL SHALL BE REMOVED AND REPLACED WITH CLEAN SAND.



0 10 20 40 Feet

Blackrock Riverside Avenue Senior Apartments

356 Riverside Ave
Burlington, Vermont

No.	Revision	Date	Appvd.

Designed by	TAS/CHS	Checked by	JRZ
Issued for	Zoning Permit	Date	September 8, 2020

Not Approved for Construction

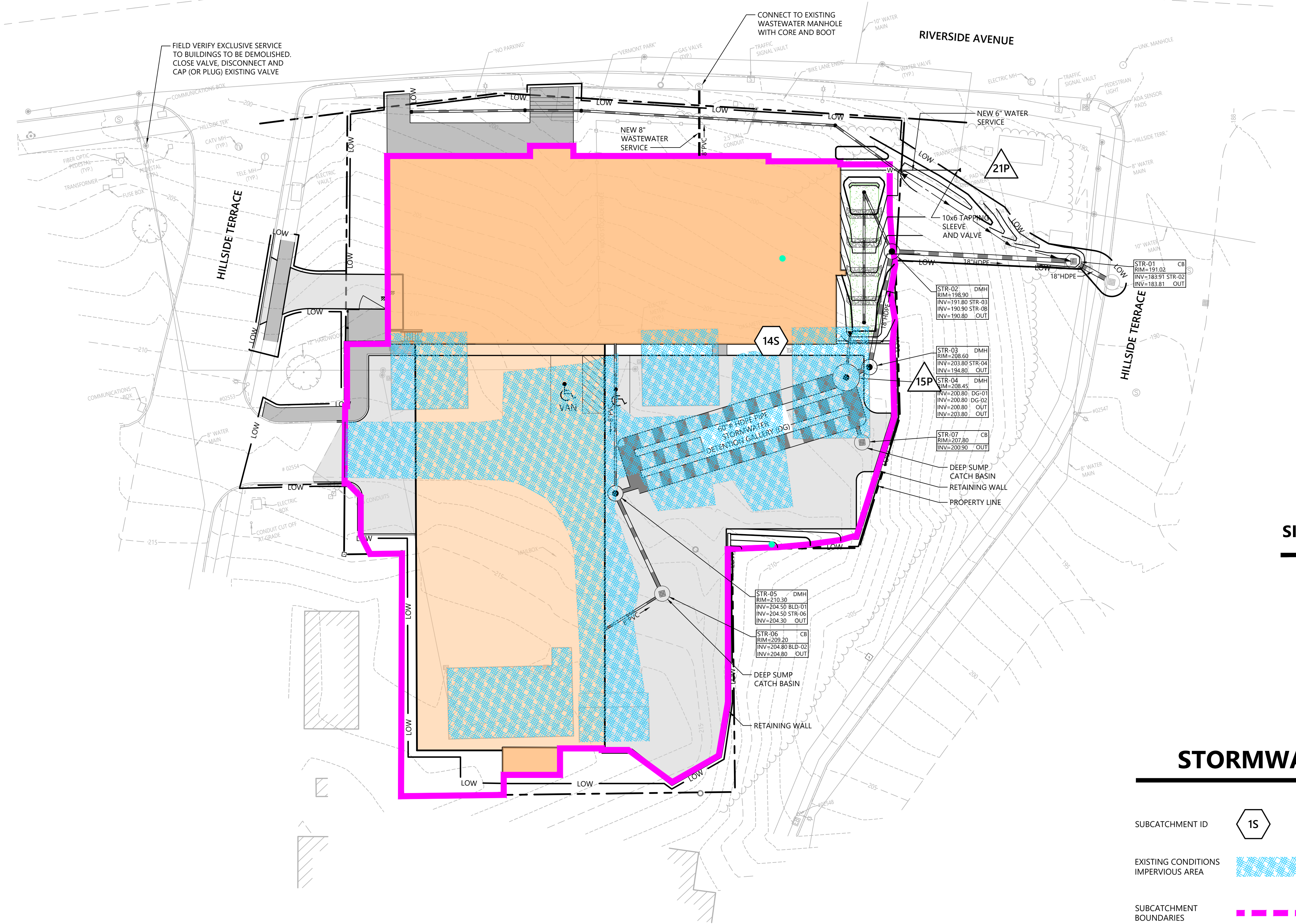
Stormwater Management &
Maintenance Plan

Drawing Number

SW-1.10

Sheet 16 of 16

Project Number
58036.00



SITE PLAN INFORMATION

- TOTAL LOT SIZE = 0.893 ACRES
- PERCENT LOT DISTURBED = 97%
- AREA IMPERVIOUS PRE-DEVELOPMENT
 - TOTAL AREA = 11,519 SF (0.264 AC)
 - PERCENT OF SITE = 29.6%
- IMPERVIOUS POST-DEVELOPMENT
 - TOTAL AREA = 31,037 SF (0.713 AC)
 - PERCENT OF SITE = 79.8%

STORMWATER LEGEND

SUBCATCHMENT ID		TREATMENT PRACTICE ID	
EXISTING CONDITIONS IMPERVIOUS AREA		PROPOSED CONDITIONS IMPERVIOUS AREA	
SUBCATCHMENT BOUNDARIES			